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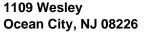












11

Asking \$2,890,000.00



## COMMENTS

\*\*Exceptional DUPLEX Steps From the Beach and Boardwalk\*\* Don\'t miss this rare opportunity to own a meticulously maintained duplex in the heart of Ocean City, just steps from the beach and boardwalk. Each unit features 4 bedrooms and 2 baths, offering ample space for family, guests, or investment potential. This property is loaded with amenities, including modern vinyl siding, multiple decks, garages, and generous storage. Inside, you\'ll find updated kitchens and well-appointed living spaces designed for comfort and convenience. With a strong rental history, this duplex is a proven income producer—each unit grosses approximately \$70K per year, with \$120K in bookings already secured for this summer season. Whether you\'re looking for a prime investment or a stunning vacation home, 1109 Wesley Ave checks all the boxes. Schedule your private tour today!

| PROPERTY DETAILS  |  |   |
|---|--|---|
| ParkingGarage<br>Two Car                                | OtherRooms<br>Dining Area<br>Eat In Kitchen  | Basement<br>Crawl Space   |
| Berger Realty In<br>3160 Asbury Ave<br>Call: 609-399-00 | c<br>enue, Ocean City<br>176   | Water<br>Public   |
|   | Two Car<br>Cooling<br>Ceiling Fan(s)<br>Central<br>Ask for George (<br>Berger Realty In<br>3160 Asbury Ave<br>Call: 609-399-00 | Two Car Dining Area<br>Eat In Kitchen<br>Cooling HotWater<br>Ceiling Fan(s) Gas |