



**321 Wesley Ave  
Ocean City, NJ 08226**

**Asking \$1,985,000.00**



#### COMMENTS

Welcome to 321 Wesley Avenue – a unique historic oasis nestled in the heart of Ocean City's beloved North End! This beautifully restored 1928 property seamlessly blends character, charm, and versatility, offering three distinct apartments on a generous 50 x 105 lot. Whether you seek a smart investment, a shore getaway, or a combination of both, this property caters to your needs. The ground-level, approximately 900 sq ft unit features three spacious bedrooms and one full, renovated bathroom. Enjoy high ceilings, the convenience of no stairs, and relaxing on the front and back patios – perfect for unwinding after a beach day or hosting weekend guests. Above, a gorgeous three-story, approximately 1,800 sq ft upper cottage boasts five bedrooms and two and a half renovated bathrooms. This charming space offers inviting gathering areas, original architectural details, and refreshing ocean breezes throughout its levels. Highlights include newly renovated porches on three sides, a historic double front door, impressive high ceilings, a fireplace, massive French doors leading from the dining room, and transom windows in the bedrooms. Both bathrooms have been tastefully renovated. Completing this exceptional property is a detached 3.5-car garage with an approximately 800 sq ft three-bedroom cottage on the top floor, presenting a desirable additional income opportunity. The entire property is being offered fully furnished and equipped, ready for immediate enjoyment or rental. An enclosed outdoor shower with dressing area adds to the convenience after long days at the beach. Tucked away on a peaceful, tree-lined street, you'll find yourself just a short stroll from the beach, boardwalk, and downtown attractions. Enjoy leisurely walks to coffee shops and boutiques, or savor quiet evenings on one of your porches, listening to the soothing ocean breeze. This home has been lovingly maintained and thoughtfully updated, all while preserving its original character. Boasting a strong rental history, this property is not only a beautiful residence but also a smart investment with potential for year-round or seasonal income. Opportunities to own a piece of classic Ocean City charm like this are rare. Don't miss your chance!

#### PROPERTY DETAILS

|                 |                    |                    |          |
|-----------------|--------------------|--------------------|----------|
| OutsideFeatures | ParkingGarage      | OtherRooms         | Basement |
| Outside Shower  | Detached Garage    | Den/TV Room        | Slab     |
| Patio           | Three or More Cars | Dining Area        |          |
| Porch           |                    | Dining Room        |          |
| Sidewalks       |                    | Eat In Kitchen     |          |
|                 |                    | Kitchen            |          |
|                 |                    | Laundry/Utility Rm |          |
|                 |                    | Living Room        |          |
|                 |                    | Recreation/Family  |          |

# Berger Realty

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