

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



712 Shore  
Somers Point, NJ 08244

Asking \$495,000.00



## COMMENTS

Large corner property with high visibility in the Historic Village Commercial zone. Lots of options and uses possible. Currently used as a multi-family property. Buyers could transform the property into a large single family home or duplex. Property must be owner occupied and not used as a rental property. Sellers intend to place a deed restriction on the property to only allow 1 single home, 2 single homes, or a duplex on the property and must be owner occupied. A multi-family rental property will not be permitted.

## PROPERTY DETAILS

|               |                    |              |         |
|---------------|--------------------|--------------|---------|
| ParkingGarage | Basement           | Heating      | Cooling |
| None          | Masonry Floor/Wall | Forced Air   | Central |
| HotWater      | Water              | Sewer        |         |
| Gas           | Public             | Public Sewer |         |

