

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**45 Broadway**  
**Somers Point, NJ 08244**

**Asking \$449,000.00**



## COMMENTS

Welcome to 45 Broadway, a rare chance to own a home in one of Somers Point's most desirable locations. Set directly across from Kennedy Park, this 4-bedroom, 2-bath property offers partial bay views in the front and peaceful meadow views in the rear—surrounding you with natural scenery throughout the day. Inside, the home features original hardwood floors, a traditional layout with a spacious living room, formal dining room, and a breakfast room that overlooks the backyard. While full of character, the home will require significant renovations. It's an ideal opportunity for those looking for a project, whether you're ready to restore its charm or take on a full transformation. Additional features include a detached garage, an unfinished walk in basement, and all existing furniture included in the sale. The property is being sold strictly as-is, with no repairs or improvements to be made by the seller. Located just minutes from local restaurants, bayfront parks, and Ocean City beaches, this home offers a prime location with hard-to-find bay and meadow views. Whether you're an investor or a hands-on buyer ready to make it your own, this is a unique opportunity with great potential. Don't miss your chance to explore the possibilities at 45 Broadway. Schedule your private showing today. Seller is a licensed NJ Real Estate Agent.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Needs Work	Detached Garage	Breakfast Nook
Wood			Dining Room
			Eat In Kitchen
			Primary BR on 1st floor
<p>AlsoIncluded Furnished</p> <p>Basement Full Inside Entrance Outside Entrance Unfinished</p> <p>Water Public</p>			
<p>Ask for Donna M. Drohan</p> <p>Berger Realty Inc</p> <p>1330 Bay Avenue, Ocean City</p> <p>Call: 609-391-1330</p> <p>Email: donna@bergerrealty.com</p> <p>Heating Oil Radiant</p> <p>Sewer Public Sewer</p>			

