

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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
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<div>Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4241 Email: davidh@bergerrealty.com</div>			
Basement	Heating	<div></div>	
Full	Oil		
Inside Entrance	Radiant		
Outside Entrance	Engineered		
Unfinished			
Sewer			
Public Sewer			