

# Berger Realty

Since 1928



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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 |
| Basement         | Heating         |                 |                         |
| Full             | Oil             |                 |                         |
| Inside Entrance  | Radiant         |                 |                         |
| Outside Entrance |                 |                 |                         |
| Unfinished       |                 |                 |                         |
| Sewer            |                 |                 |                         |
| Public Sewer     |                 |                 |                         |



Ask for George Cash  
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