

# 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 |
| <div>  <div> <p>Ask for Sheilah Baran</p> <p>Berger Realty Inc</p> <p>1330 Bay Avenue, Ocean City</p> <p>Call: 609-391-1330</p> <p>Email: sheilah@bergerrealty.com</p> <p>Unfinished</p> <p>Sewer</p> <p>Public Sewer</p> </div> <div> <p>Heating</p> <p>Oil</p> <p>Radiant</p> <p>Full</p> <p>Inside Entrance</p> <p>Unfinished</p> </div> </div> |                 |                 |                         |
|    |                 |                 |                         |