

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

info@bergerrealty.com



45 Broadway
Somers Point, NJ 08244



Asking \$399,000.00



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>Ask for Ellen L. Senft Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4241 Email: ellens@bergerrealty.com</p> | | | |
| <p>Basement Full Inside Entrance Outside Entrance Unfinished</p> | | | |
| <p>Heating Oil Radiant</p> | | | |
| <p>Sewer Public Sewer</p> | | | |
|  | | | |