

# Berger Realty

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**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	Outside Features	Parking Garage	Other Rooms
Brick	Needs Work	Detached Garage	Breakfast Nook
Wood			Dining Room
			Eat In Kitchen
			Primary BR on 1st floor
Basement	Full	Heating	
Inside Entrance	Unfinished	Oil	
		Radiant	



Ask for Monica Raab  
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