

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
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820-822 shore  
Somers Point, NJ 08244

Asking \$789,000.00



## COMMENTS

Legal duplex in the heart of the village with flexible mixed-use zoning. Unit 820 allows commercial/residential use—ideal for a home office or small business. Unit 822 is zoned for professional or residential use. Previously city-approved as two condos, now restored to duplex layout. Includes 6 off-street parking spaces. Walk to restaurants, bars, Gateway Playhouse, the new Paddle Club, marina, and beach. Perfect for investors, live/work buyers, or business owners. Subject to city approval for mixed-use combinations.

## PROPERTY DETAILS

|                 |               |            |              |
|-----------------|---------------|------------|--------------|
| OutsideFeatures | ParkingGarage | Basement   | Heating      |
| Curbs           | None          | Unfinished | Forced Air   |
| Porch           |               |            |              |
| Sidewalks       |               |            |              |
| Cooling         | HotWater      | Water      | Sewer        |
| Central         | Gas           | Public     | Public Sewer |



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