

# Berger Realty

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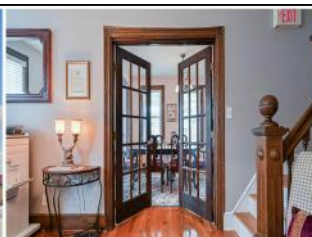
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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**820-822 Shore Rd  
Somers Point, NJ 08244**

**Asking \$824,900.00**



## COMMENTS

Discover the perfect blend of history and modern living in this unique property, originally built as a duplex and meticulously maintained by the current owner for over 30 years. This versatile property was previously approved by the city for use as two separate condominiums but has since been thoughtfully restored to its original duplex status. The left unit, 820, offers a flexible mixed commercial/residential use, making it ideal for a home office, small business, or cozy living space. The right unit, 822, is zoned for professional or residential use, providing ample opportunities to suit your needs. With 6 parking spots, it could be a multiple of combinations of commercial and residential but would need city approval. Located in a vibrant neighborhood, you'll enjoy the convenience of walking to local bars, restaurants, the gateway playhouse, and beach concerts. For those who love the water, boating and the beach are just a short stroll away. Embrace the charm and possibilities this property has to offer and make it your own today!

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage 6 to 10 Spaces	Basement 6 Ft. or More Room Full Unfinished	Heating Head Forced Air Gas-Natural
Cooling Gas	HotWater Gas	Water Public	Sewer Public Sewer



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