

# Berger Realty

Since 1928



Ocean 17  
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820 Shore Rd  
Somers Point, NJ 08244

Asking \$824,900.00



## COMMENTS

ZONED HVC (Historic Village Commercial). 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

ParkingGarage	Basement	Heating	Cooling
None	Unfinished	Forced Air	Central
		Gas-Natural	
HotWater	Water	Sewer	
Gas	Public	Public Sewer	



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