

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



98 New  
Somers Point, NJ 08244

Asking \$599,900.00



#### COMMENTS

Exceptional commercial property in a prime location! Situated on a highly visible corner lot with over 36,000+ cars passing daily, this property offers approximately 3,500 sq. ft. of flexible space in the heart of Somers Point's General Business (GB) zone. The ground floor features an open layout that can be divided into separate offices, with two entrances, plus a rear retail/office space. The second floor includes additional office space and a full bathroom, ideal for various business needs. The GB zoning allows for a wide range of uses, including retail shops, professional offices, restaurants, beauty salons, health clubs, and more. With its unbeatable location across from the new Chick-fil-A and Panera Bread, ample parking, and easy access to major roadways, this property is perfect for businesses looking to capitalize on high traffic and strong local growth. Don't miss this incredible opportunity to bring your business vision to life! Schedule your tour today and explore the potential of this outstanding commercial property.

#### PROPERTY DETAILS

|             |             |          |        |
|-------------|-------------|----------|--------|
| Heating     | Cooling     | HotWater | Water  |
| Gas Natural | Central Air | Gas      | Public |
| Sewer       |             |          |        |
| Public      |             |          |        |



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ls@bergerrealty.com

