

# Berger Realty

Since 1928



Berger Realty, Inc.  
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717 Shore  
Somers Point, NJ 08244

Asking \$645,000.00



## COMMENTS

Prime 2,688± SF commercial building on highly visible Shore Road in Somers Point. Located just steps from Shore Medical Center and minutes from Ocean City, this well-positioned property sits within Somers Point's Professional Medical Zone, offering excellent exposure, convenient access, and a wide range of by-right commercial and professional uses. The concrete block exterior and adaptable interior accommodate a wide range of build-out styles, including open-plan concepts. The 0.1745-acre lot offers 50 ft of frontage and 152 ft of depth, with on-site parking for 8 vehicles. Permitted uses include medical and wellness practices, professional offices, healthcare support or administrative services, small-format boutique retail or service operators (such as salon/spa, personal care, wellness, studio, or specialty office), and an enclosed café/restaurant (up to approximately 40 seats based on existing parking). Positioned along Shore Road with approximately 12k+ vehicles per day, this property offers excellent visibility and convenient access to the Shore Road and New Road commercial corridors, as well as the nearby Ocean City bridge. A rare opportunity in a high-demand, year-round location with strong suitability for medical, office, retail service, or restaurant operators.

## PROPERTY DETAILS

|                                                                                                                                    |                         |                                      |                               |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------|-------------------------------|
| Exterior<br>Block                                                                                                                  | OutsideFeatures<br>Sign | ParkingGarage<br>Other (See Remarks) | InteriorFeatures<br>Generator |
| Heating<br>Central                                                                                                                 | Cooling<br>Central      | HotWater<br>Air Gas                  | Water<br>City                 |
| Ask for John Clarke<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: jwc@bergerrealty.com |                         |                                      |                               |

