

Berger Realty

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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 Block	OutsideFeatures Sign	ParkingGarage Other (See Remarks)	InteriorFeatures Generator
Heating	Cooling Central	HotWater Air Gas	Water City
<p>Ask for Matthew Bader Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mhb@bergerrealty.com http://www.BADERCOLLINS.com</p>			

