



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300





98 New Somers Point, NJ 08244

Asking \$799,900.00



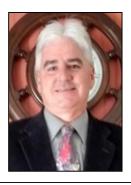


## **COMMENTS**

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

Exterior Heating Cooling HotWater Stucco Gas-Natural Central Gas



Ask for John Tonkinson
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