

519 Shore Road  
Somers Point, NJ 08244  
\$1,999,999



Listed exclusively by The Stephanie Gale  
Group at Serhant

**SERHANT.**

## Property Overview

**Prime Commercial Opportunity in the Heart of Somers Point**

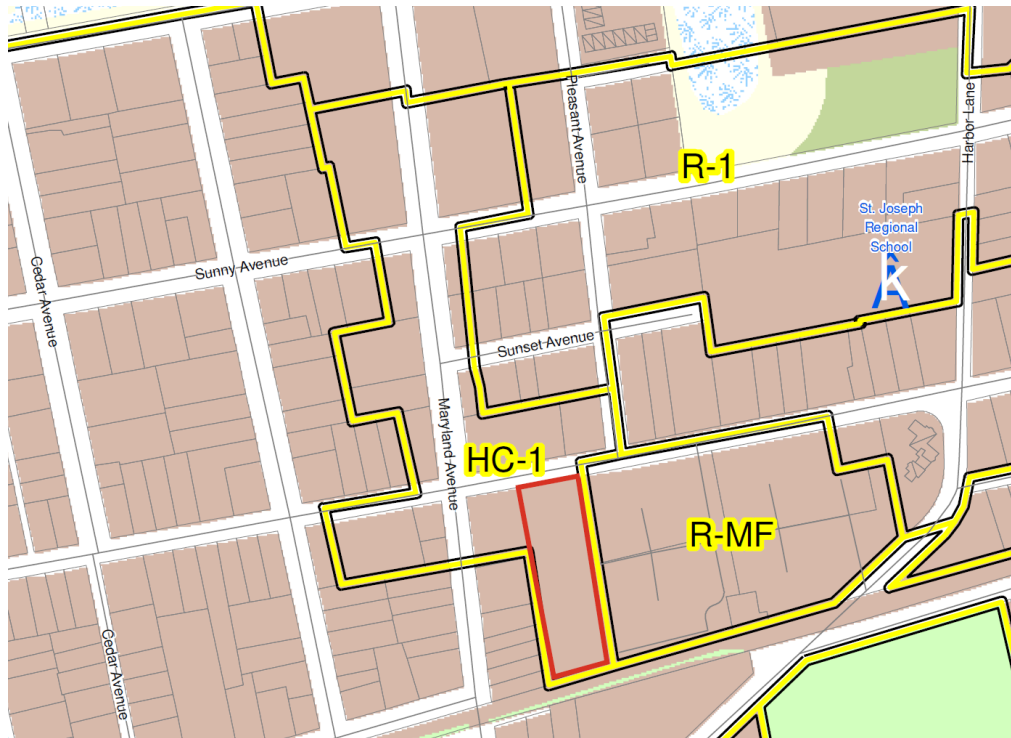


Located along Somers Point's bustling commercial corridor, **519 Shore Road** offers an exceptional opportunity on **1.4 acres** of HC-1 zoned land. The property features **two buildings** — a **2,000 sq. ft. structure** and a **7,000+ sq. ft. building**— providing flexibility for a wide range of commercial uses.

With **36 parking spaces**, including one handicapped space, this property is well-equipped to accommodate high-traffic operations. The HC-1 zoning allows for various commercial, medical, and professional applications (see details below), making it ideal for investors, developers, or owner-occupants looking to establish or expand their business presence in Somers Point.

**Price \$1,999,999.00**

# Zoning Map



## Permitted uses

Chapter 114. Development Regulations

Article VIII. HC-1 Highway Commercial-One District

§ 114-47. Permitted uses.

A building or land shall be used only for the following purposes:

A. Principal uses and buildings.

(1) Retail stores and service establishments.

(2) Fully enclosed restaurants and drinking establishments.

(3) General business and professional offices.

(4) Banks.

(5) Personal service and establishments, including, but not limited to, barber- and beauty shops, tailors and similar facilities.

(6) Minor repair operations for televisions, radios, watches, shoes and appliances.

(7) Public buildings operated by the City of Somers Point.

[\(8\)](#) Quasi-public establishments.

[\(9\)](#) Service stations, including gasoline service stations, provided that:

[Amended 8-24-2017 by Ord. No. 13-2017]

[\(a\)](#) Excepting for gasoline and oil sales, changing of tires or other minor services, all repair work shall be carried on in fully enclosed structures.

[\(b\)](#) Equipment or parts, including junk vehicles, shall not be stored outdoors.

[\(c\)](#) All gasoline and similar substances shall be stored underground at least 25 feet from any property line other than a street line. No gasoline pump shall be erected within 20 feet of any street or property line.

[\(10\)](#) Methadone clinic. [Added 3-22-2001 by Ord. No. 1-2001]

[B](#). Accessory uses. Any accessory use and building reasonably and customarily incidental to any of the principal uses permitted, provided that they do not create conditions detrimental to the health, safety or general welfare of the community.

[C](#). Conditional uses. Fast-food restaurants subject to the same requirements for fast-food restaurants established by § [114-35C\(3\)](#). [Added 7-9-1992 by Ord. No. 20-1992; amended 4-8-1999 by Ord. No. 4-1999]

Please reach out to The Stephanie  
Gale Group for more information  
or to schedule a tour 609-675-7400