

Professional Residential–Zoned Medical or Office Building

177 W High Street, Somerville, NJ 08876

Offered at: \$579,000

Building Size: 4,172 SF | **Lot Size:** 11,251 SF | **Zoning:** PR (Professional Residential)

Use: Medical / Professional Office | **Parking:** 10–12 spaces

■ *Property Overview*

Professional Residential–zoned building offering flexibility for medical, dental, wellness, or professional office use. Perfect for an owner-operator or investor, this property combines professional functionality with future potential—all in the heart of downtown Somerville.

■ *Main Level*

Foyer, spacious waiting room (20–25 seats), reception for 3–4 staff, two file rooms, two exam rooms with sinks, triage room with three cubicles and storage, plus a full bath.

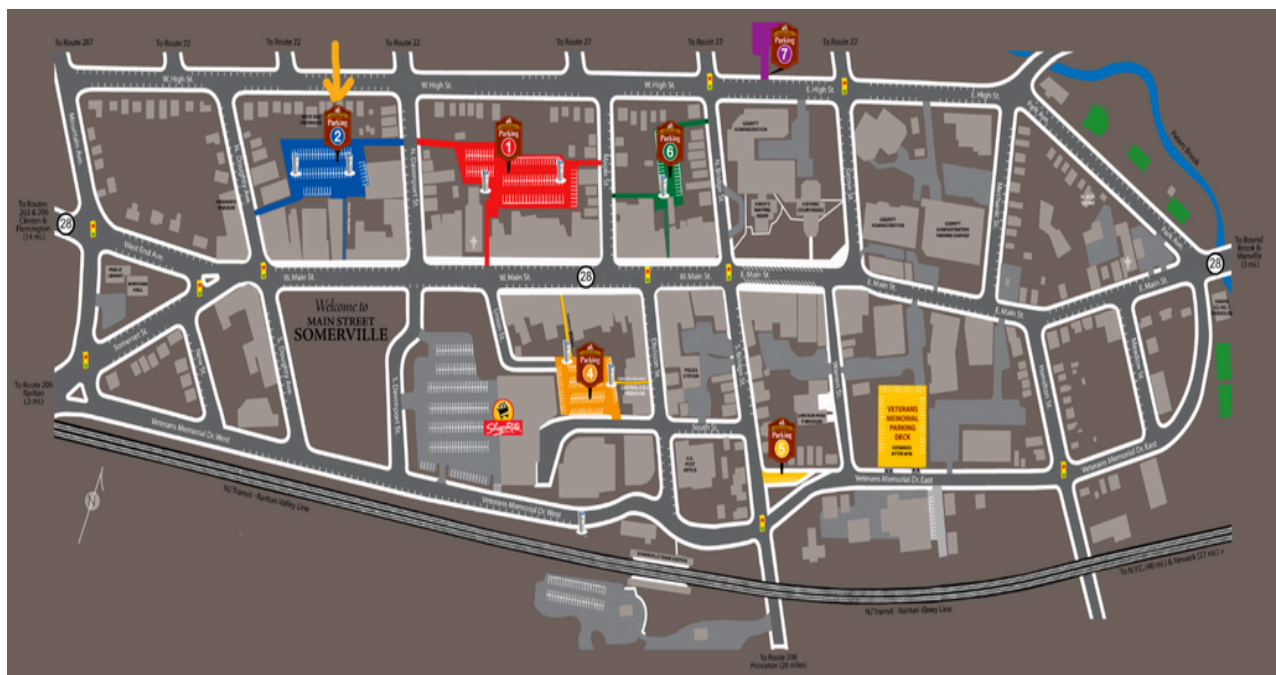
■ *Second Level*

Seven private offices, full bath, and natural light throughout.

■ *Third Level & Expansion*

Storage level with bedroom, non-operational bath, and large attic for potential customization.

■ *Downtown Somerville Overview*



■ *Additional Features*



- Rear exit to private parking lot (10–12 cars)
- Generac whole-building generator
- Fully owned solar panels
- TVs and select medical equipment included
- Full unfinished walkout basement with three crawl spaces

■ **Nearby Amenities**

Somerville Train Station (NJ Transit Raritan Valley Line); Downtown shops, dining & entertainment; Somerset County Courthouse & Government Offices; Easy access to Routes 22, 287, and 206.

■ **Contact**

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