

MILLER'S FARMSTEAD

Established Wedding & Event Venue | Historic Residence | Business & Real Estate

14506 National Pike, Clear Spring, MD 21722

Offering Price: \$1,975,000

Approximately 8± Acres | Final Acreage Negotiable

Miller's Farmstead is a unique opportunity to acquire an **established wedding and event business together with the underlying real estate** in Washington County, Maryland. Family-owned and successfully operated for approximately **10 years**, the property combines a restored historic barn event venue, substantial historic residence, ample parking, attractive grounds, and multiple opportunities for future revenue growth.

PROPERTY HIGHLIGHTS

- **Established 10-Year Wedding & Event Business**
- **Restored Historic Barn & Event Center**
- Heated and air-conditioned event facility
- **Capacity for up to 99 guests**
- Approximately **8± acres**, with final acreage negotiable
- Large gravel parking area serving the venue
- Indoor and outdoor event opportunities
- Tables, chairs, linens/tablecloths, preparation areas, and coordination space
- Large **bridal/bridesmaids suite**
- Separate **groom's den with TV and pool table**
- Historic **4,600+ SF above-grade brick residence**
- Five bedrooms and multiple bathrooms
- Residence extensively remodeled in the 2000s
- Property offered with the **operating business and real estate**

EXPANSION & REVENUE POTENTIAL

While currently established primarily as a wedding and private-event venue, Miller's Farmstead offers opportunities to increase utilization through:

Corporate Meetings • Business Functions • Banquets • Weekday Events • Daytime Events • Private Parties • Weekend Gatherings • Catering-Related Events

The historic residence also provides the potential for an additional lodging component, including **Airbnb, bed & breakfast, guest accommodations, owner's quarters, or other complementary rental uses**, subject to applicable zoning, licensing, and governmental approvals.

HISTORIC CHARACTER

The impressive brick residence dates to approximately **1823** and was originally constructed by John Miller as a **tavern and stagecoach stop along the historic National Road**.

The property also has ties to **Civil War history**, including preserved evidence associated with an 1864 skirmish, adding another distinctive element to this one-of-a-kind property.

INVESTMENT OPPORTUNITY

Miller's Farmstead offers a compelling combination of **historic real estate, an established operating business, event infrastructure, significant residential square footage, acreage, parking, and future expansion potential**.

A new owner can continue the existing wedding and event operation while pursuing additional corporate, weekday, private-event, catering, and lodging revenue opportunities.

A truly distinctive commercial offering in Washington County, Maryland, with substantial potential for continued growth.

Sale includes the real estate and operating business.