



FOR SALE

**13725-13729-13733 Pennsylvania Ave,
Hagerstown MD**

\$2,100,000

Introducing a unique income-generating property featuring 27 mix-use residential rental units across a spacious 5.75-acre site. This rare offering includes 12 motel units, 3 single-family homes (including a charming stone farmhouse, a brick rancher, and the original motel office/residence), 6 mobile homes, and 6 additional mobile home rental lots. Strategically located along U.S. Route 11 with three access points and just minutes from I-81 and Maugans Avenue—one of the region's fastest-growing commercial corridors—this property enjoys exceptional visibility and access. Zoned Business General (BG) with a non-conforming residential use, the site also features an internal private road system and flat, developable acreage. Hagerstown's North End is experiencing rapid growth, fueled by major regional investments including the \$90 million Meritus Park Baseball Stadium, the \$173 million Meritus School of Orthopedic Medicine, multiple Amazon and Ryder distribution centers, and a new WAWA under construction nearby. Positioned just minutes from the Hagerstown Regional Airport and Ryder's private aircraft facility, this is a turnkey investment in a high-demand market with extraordinary upside potential.



**BERKSHIRE
HATHAWAY** | HOMESALE
HOMESERVICES REALTY

COMMERCIAL DIVISION

Syd Machat, CCIM
Associate Broker

301-745-1620 office

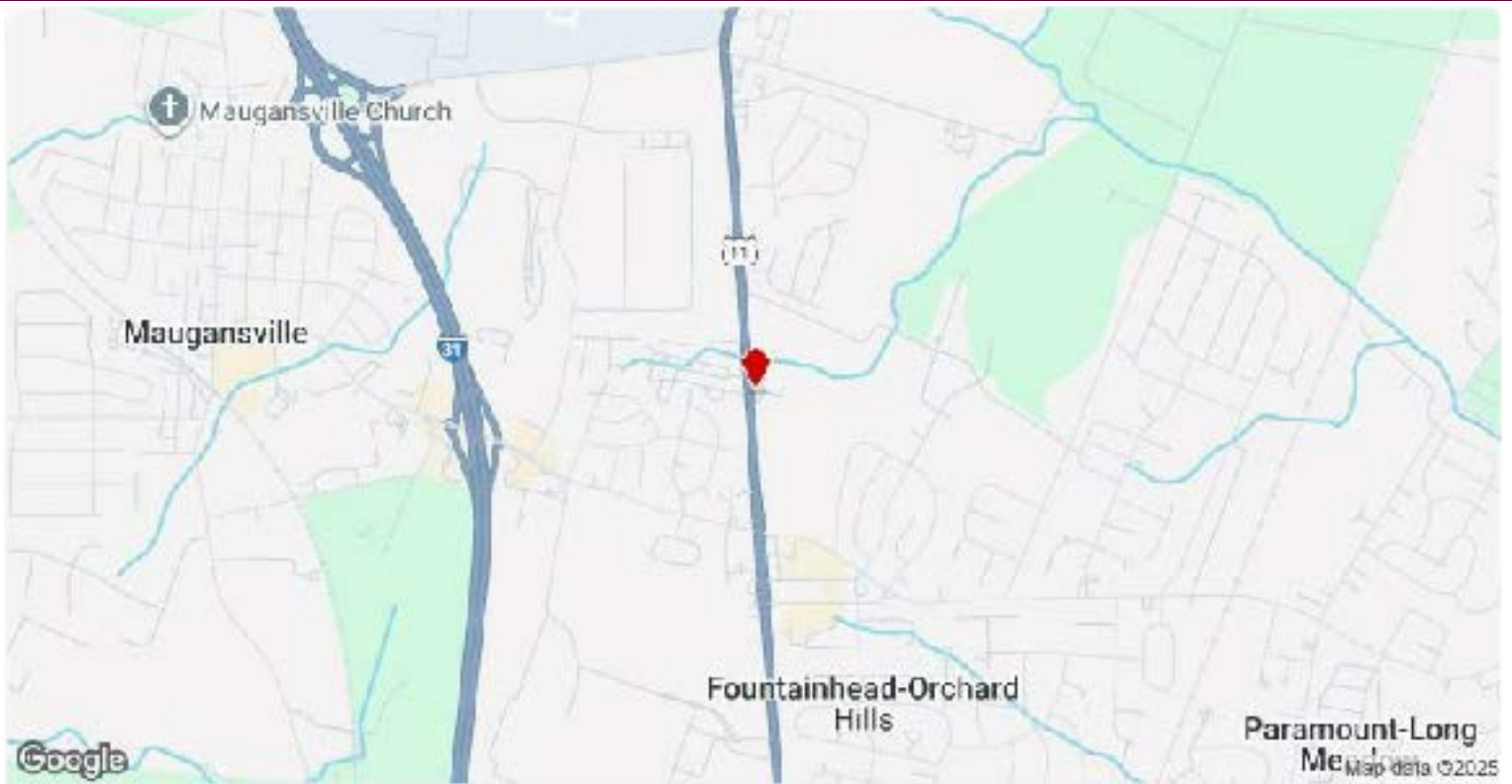
301-305-8999 cell

Syd@bowencommercial.com

BowenCommercial.com

This is not intended to solicit property that is currently listed. A member of the franchise system of BHH Affiliates, LLC.





13725 Pennsylvania Ave, Hagerstown, MD 21742

New Listing - Mix-Use - Specialized Investment Opportunity
27 Residential Income Units on 5.75 Acres - Zoned BG
Dynamic Retail Location - Frontage on U.S. Route 11 (Pa. Ave.)



Price:	\$2,100,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment
Total Lot Size:	5.75 AC
No. Lots:	1
Zoning Description:	BG
APN / Parcel ID:	27-002498

Motel Rehab, Mobiles, Singles, Lots. 5.7 ac.

\$2,100,000

New Listing - Mix-Use - Specialized Investment Opportunity
27 Residential Income Units on 5.75 Acres - Zoned BG
Dynamic Retail Location - Frontage on U.S. Route 11 (Pa. Ave.)...

NEW LISTING! "WELCOME HOME RENTALS". - 13725-13729-13733 PA Avenue. Mix-use income residential located on 5.7 Acres of land. - Zoning Business General (BG). - Ideal Sec. 1031 property for developer-investor. Income units consist of a residential mix: (1) small motel renovated into rental units; (2) single-family home rentals; (3) mobilehome rentals; (4) mobilehome lot rentals. Blacktop interior roadways....

- Frontage on US RT. 11 - PA Ave. above Maugans Ave. Retail Area
- 27 Mix Use Income - call for details - various residential units





PA Ave Stone hse best



This is not intended to solicit property that is currently listed. A member of the franchise system of BHH Affiliates, LLC.





PA Ave Interior Entrance





This is not intended to solicit property that is currently listed. A member of the franchise system of BHH Affiliates, LLC.



Property Photos



PA Ave Frontage w sign to N



Other

Property Photos



Property Photos



Other



Other



Motel Rehab, Mobiles, Singles, Lots. 5.7 ac.

13725 Pennsylvania Ave, Hagerstown, MD 21742



Syd Machat

Berkshire Hathaway | Bowen Realty
11949 Robinwood Dr, Suite 100, Hagerstown, MD 21742
sydneymachat@gmail.com
(301) 745-1620