

**719** | **ROUTE 3**  
GAMBRILLS, MARYLAND

**FOR SALE**

**0.42 +/- ACRE OF COMMERCIAL  
LAND ZONED C-2**



**EXISTING 1,104 SF  
TWO-STORY HOME**



**EXCELLENT INTERIM  
RENTAL POTENTIAL**

**EXCELLENT OPPORTUNITY FOR  
FUTURE REDEVELOPMENT**

**ROSSO  
COMMERCIAL**

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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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## PROPERTY HIGHLIGHTS:

- 0.42 acre of Commercial land zoned C-2
- **C-2 Zoning Permitted Uses Table**
- **Prime location:** situated in a high-traffic area with excellent visibility.
- **Existing 1,104 SF 2-story home:** excellent interim rental/occupancy potential served by well/septic.
- **Convenient proximity to major developments:** including shopping centers, dining establishments, and entertainment hubs.
- **Easy access to key transportation routes:** ensuring seamless connectivity to nearby cities and metropolitan areas.
- **Surrounded by a growing community:** offering strong demographics and potential for customer traffic and business growth.
- **Long-term value:** linked to future redevelopment opportunities and connection to public utilities extending to the site, enhancing overall investment potential.
- Contact Broker for guidance



EXISTING 1,400 SF 2-STORY HOME

# LOCATION OVERVIEW



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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