

FOR SALE · BERLIN, MARYLAND

# 9933 OLD OCEAN CITY BLVD

A rare, ready to develop 2-acre commercial site in America's Coolest Small Town.

LIST PRICE

**\$599K**

2.03 acres · B-2 Shopping District

SNAPSHOT

# AT A GLANCE

**2.03**

—  
Acres (2 parcels)

**185**

—  
Feet of frontage

**3**

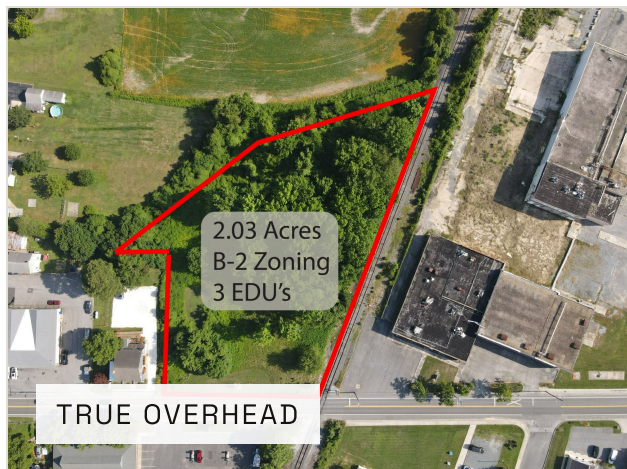
—  
EDUs ready to serve

**2**

—  
Tax incentive zones

THE LAND

# TWO ACRES ON OLD OCEAN CITY BLVD



Frontage

185 ft direct on Old Ocean City Blvd

Parcels

170 & 193, consolidating to 2.03 ac

Side boundary

Inactive railroad ROW, natural buffer

Flood zone

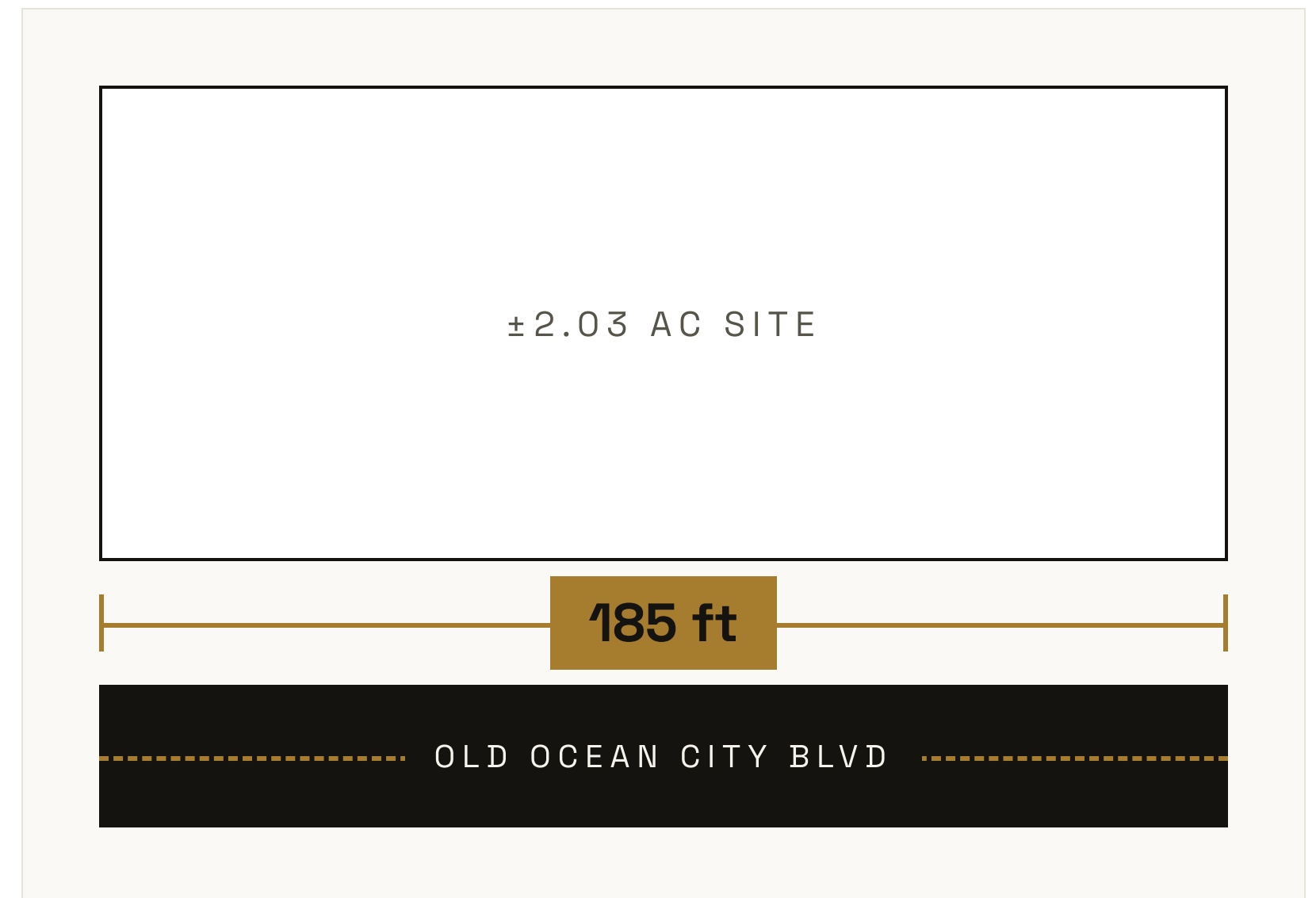
Zone X (minimal risk)

# RIGHT ON THE ROAD

# 185

linear feet fronting Old Ocean City Blvd

- Highly visible corridor between Route 50 and downtown Berlin
- Commercial entrance approved by MDOT, no deceleration lane required

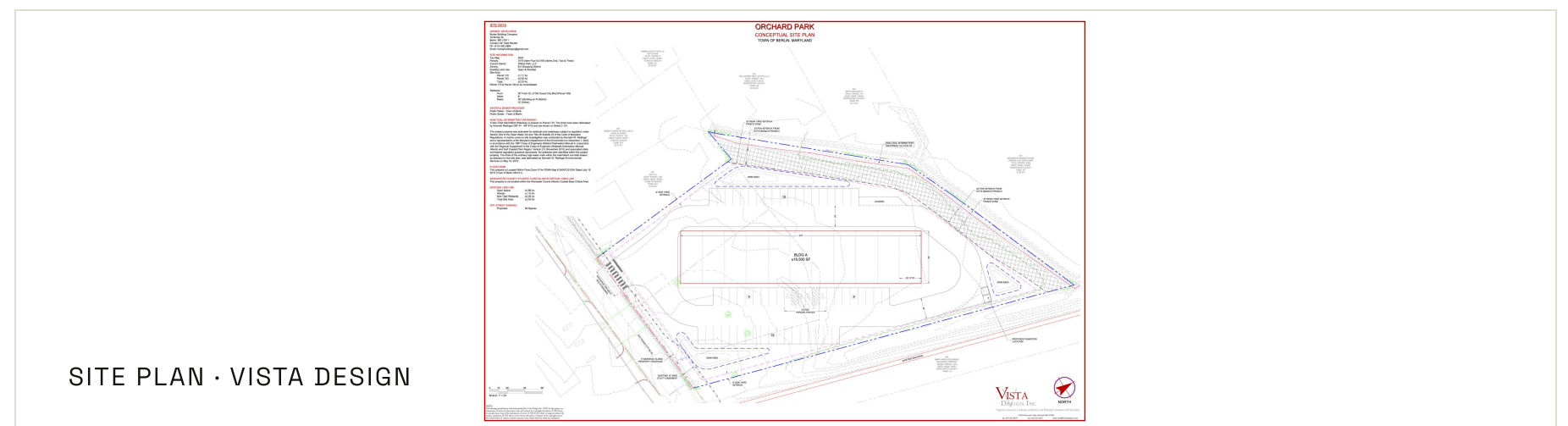


WHAT YOU CAN BUILD

# FLEX WAREHOUSE, ONE POSSIBILITY

The Town of Berlin has reviewed Vista Design's preliminary site plan: **16,500 SF** of flex / warehouse with **58 parking spaces** and **full tractor trailer circulation** on site.

That's one example, not a limit. The same footprint could hold a **multi tenant building** or a **mixed use project with condominiums**, and B-2 zoning keeps plenty of other options open.



PERMITTED USES

# WHAT B-2 OPENS THE DOOR TO

Principal uses permitted under Town of Berlin code § 108-464, a sample:

Retail & department stores	Restaurants & taverns	Brewery / taproom
Hotel / motel	Professional office	Bank & financial
Auto sales & service	Wholesale & warehousing	Personal services

**+ Residential** Allowed, but not on the ground floor, as long as adequate parking and EDUs are allocated.

# THE HARD PARTS, ALREADY DONE

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- **Preliminary site plan complete**

Reviewed with the Town of Berlin

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- **Public water & sewer**

(2) sewer laterals already in place at the road

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- **3 EDUs ready to serve**

Convey with the land

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- **MDOT commercial entrance approved**

No traffic study or deceleration lane required

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- **No wetlands on site**

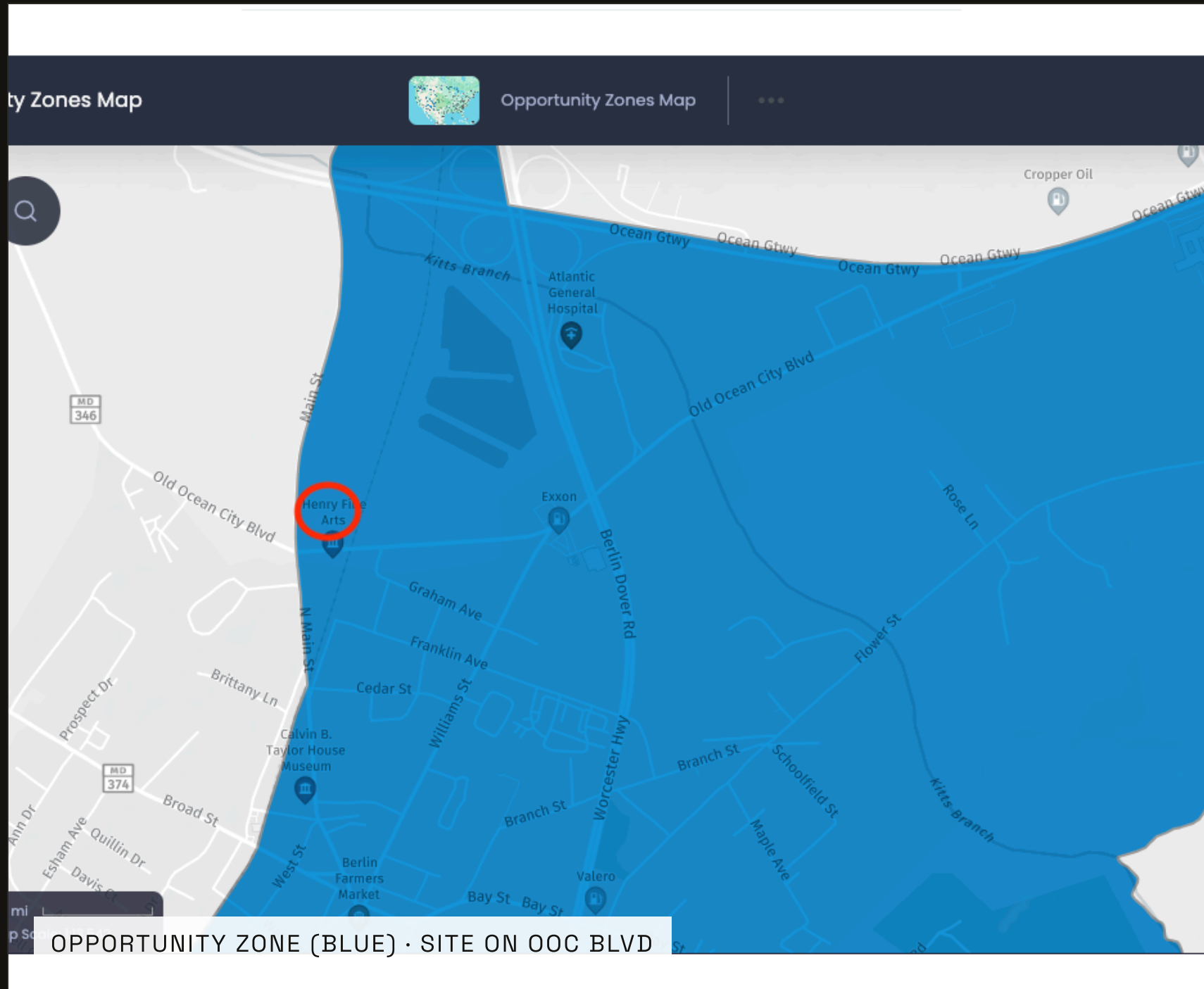
Clear, buildable site

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- **Electric service**

Delmarva Power; Berlin Electric could also serve

# TWO ZONES, STACKED



## Federal Opportunity Zone

Capital gains deferral and potential tax free appreciation for qualifying investment. Current designation runs through 2028, a time sensitive incentive.

## Maryland Enterprise Zone

10 year declining property tax credit on new construction, plus state income tax credits for job creation.

LOCATION

# ON A PROVEN CORRIDOR

Ocean City beaches ~8 mi

US Route 50 <1 mi

Downtown Berlin ~2 mi

Atlantic General Hospital ~2 mi

Burley Brewing Co. On corridor

Forgotten 50 Distillery On corridor

MOMENTUM NEXT DOOR

## Future Berlin Skate Park

Planned for Heron Park next door, a new public draw bringing steady foot traffic right beside the site.

## Heron Park / Tyson Plant redevelopment

As of June 2026, the Town and a local developer are nearing settlement to move the redevelopment forward next door.

THE ASK

**\$599K**

A 2 acre B-2 site with much of the groundwork  
done.

FOR MORE INFORMATION

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2% commission offered to cooperating brokers.