

## BODY SHOP FOR SALE



# 325 S UNIVERSITY AVE

Federalsburg, MD 21632



### PROPERTY DESCRIPTION

Successful body shop available for sale in Federalsburg. This 1.2 acre corner lot is located in town and is surrounded by a good mix of residential and commercial property. Well known in the community, this business brings in well over \$1,000,000 a year. The price reflects the value in the real estate, extensive book of business and equipment is negotiable and can be included with a qualified offer. Three buildings in total with 11 bays for body work, mechanics and paint booth(s). This property was recently appraised in February 2025. Appraisal, equipment list and financials are all available with a signed NDA. Call today for more information!

### PROPERTY HIGHLIGHTS

- 3,718 SF building
- 3 units
- Built in 1985
- Zoned C2
- Located in Federalsburg area

### OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	56,493 SF
Building Size:	3,718 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	450	1,075
Total Population	433	1,221	2,854
Average HH Income	\$71,864	\$70,305	\$70,358

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### BRET DAVIS

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**KW COMMERCIAL**  
11200 Racetrack Road  
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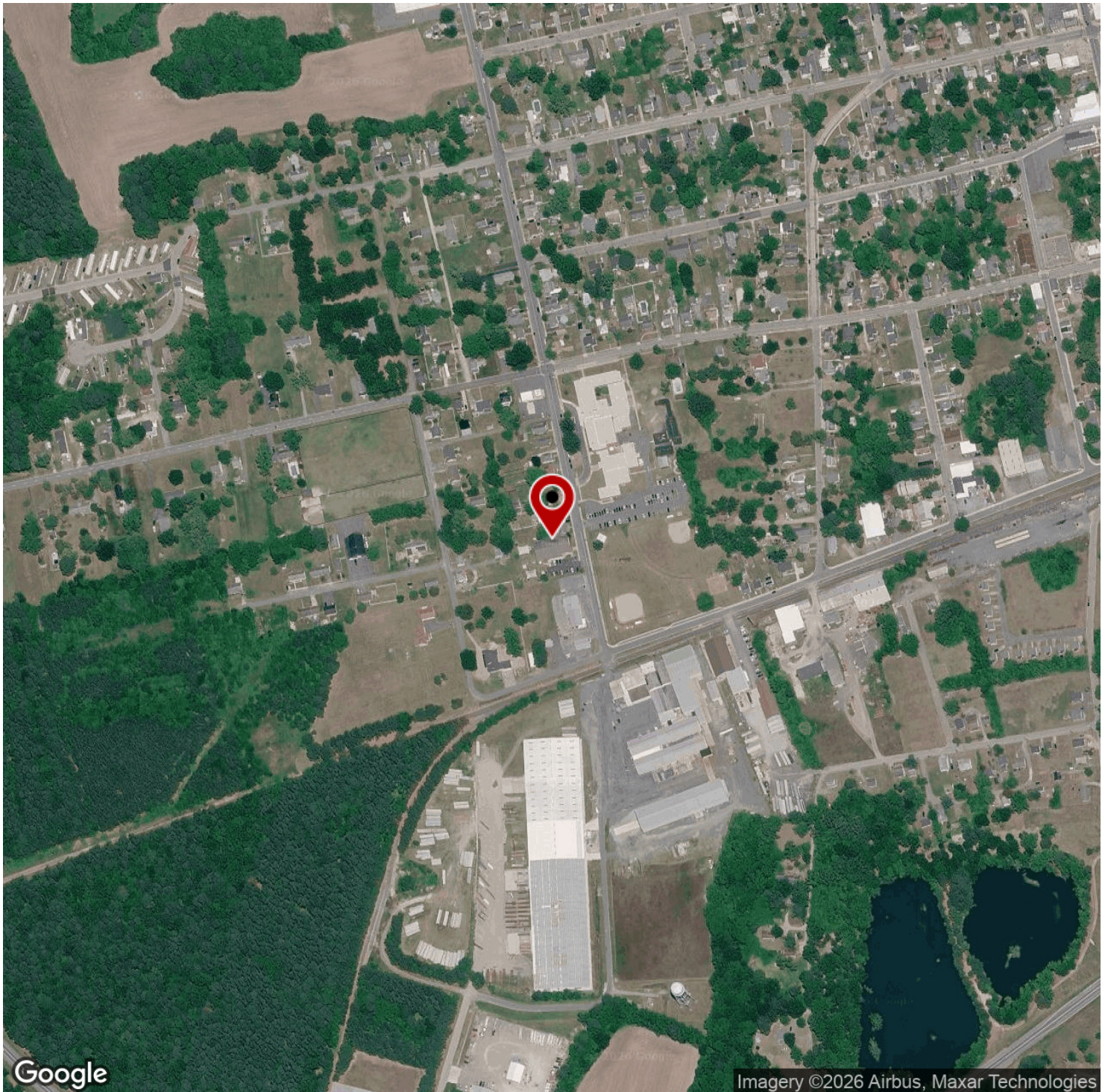
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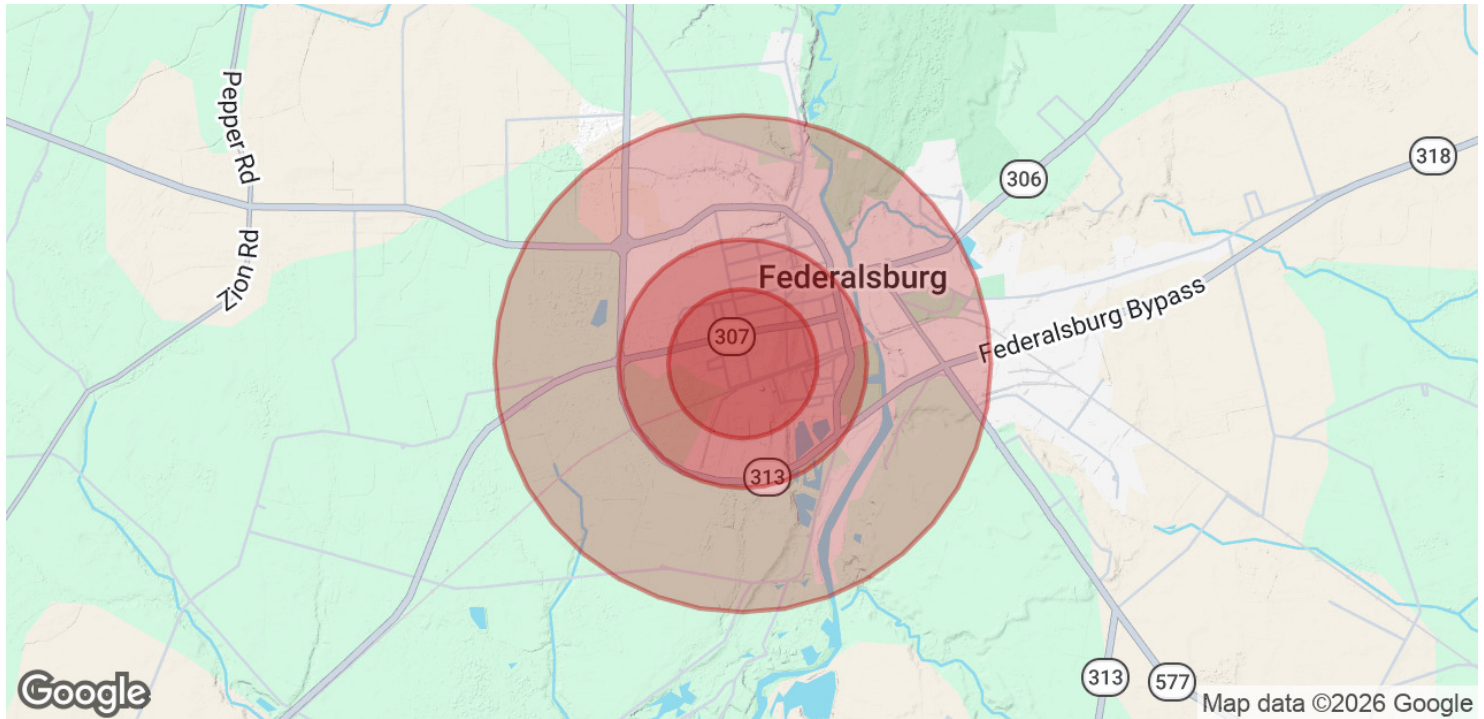
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	433	1,221	2,854
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	159	450	1,075
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$71,864	\$70,305	\$70,358
Average House Value	\$207,130	\$197,462	\$213,712

2020 American Community Survey (ACS)

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