

FOR SALE

MIXED USE COMMERCIAL

401 Old Virginia Rd, Pocomoke City, MD 21851

SALE PRICE \$469,000

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A versatile mixed use commercial property. Perfect for investors and owner / operators alike. Existing business could be purchased through a separate negotiation / sale. This property underwent a total overhaul since 2020. All plumbing, electrical, HVAC and ductwork have been replaced and insulation added. The first-floor features retail space, 2 bathrooms and storage. In addition to over 1300 square feet of storage area, the 2nd floor features a spacious, income producing 3 bedroom / 1 bath apartment with private entrance that could also be utilized for an owner / operator suite. This sale includes the adjoining property of 1847 Market Street which could be developed or used for additional parking. The total land area is 29,037 square feet (.67 acres). This is a high visibility location situated at a signalized intersection with outstanding complimentary businesses along heavily travelled US Rt.13, Old Virginia Rd and Market Street.

OFFERING SUMMARY

Sale Price	\$469,000
Number of Units	1
Lot Size	.67 AC
Building Size	5360 SF



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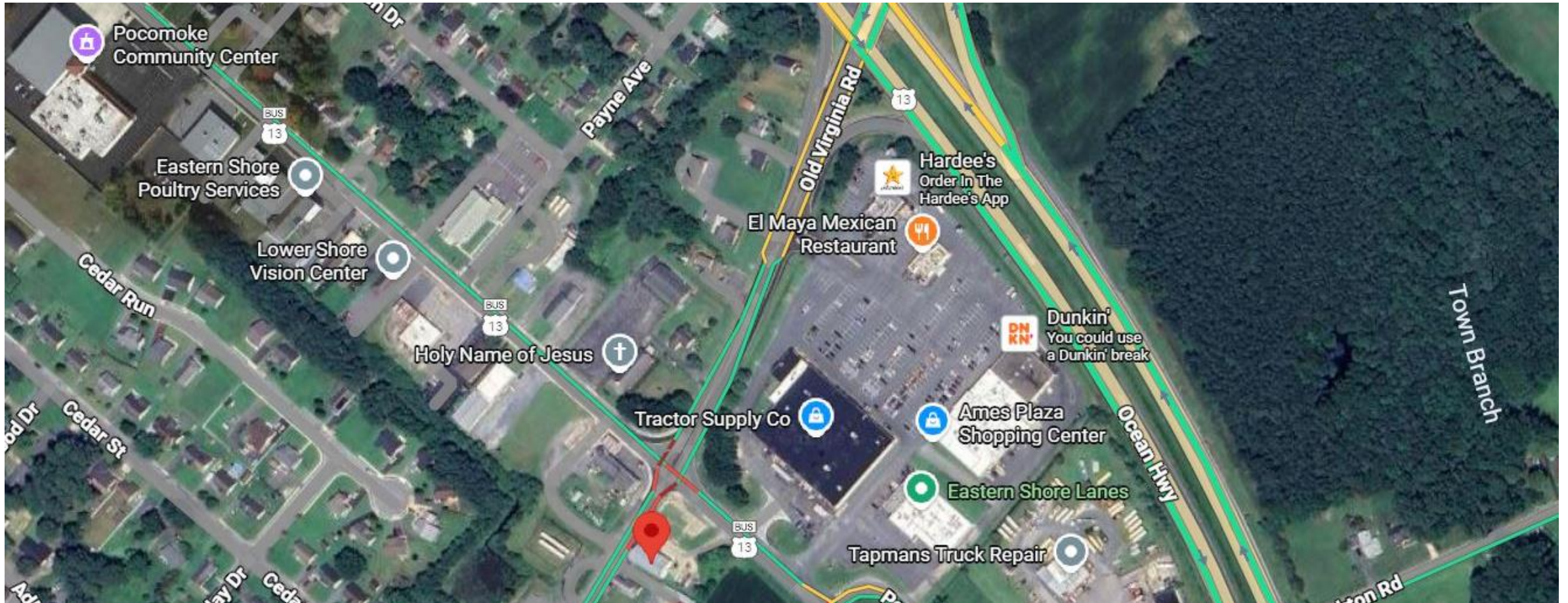
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