

MIXED USE COMMERCIAL PROPERTY
FOR SALE

LISTING #35 - 170 DELANCY RD, ELKTON, MD



OFFERING SUMMARY

Sale Price:	\$625,000
Available SF:	2,900 SF
Lot Size:	1.71 Acres
Number of Units:	2
Zoning:	BI - Business Intensive

PROPERTY OVERVIEW

SB Real Estate is pleased to be offering this commercial property for sale in Elkton, MD. This 1.71 Acres, zoned Business Intensive, features a 2,000 SF metal shop building and a separate 2BR / 1BA Dwelling. The Dwelling is generating \$1,400 per month from an existing tenant, and the shop is owner-occupied. Perfect opportunity to run a business out of the shop while generating rental income from the Dwelling.

PROPERTY HIGHLIGHTS

- 1.71 AC
- 2,000 SF +/- Shop
- (2) 12'X10' OH door and (2) 10'X10' OH doors
- 900 SF +/- Dwelling
- \$1,400 / M Rent from Residential Tenant
- Zoned BI - Business Intensive
- Private well and septic

JEFF SELLERS

302.275.5566

sellers@sbrealtyco.com

JON MCCONOMY

302.229.8874

jon@sbrealtyco.com

MIXED USE COMMERCIAL PROPERTY
FOR SALE

LISTING #35 - 170 DELANCY RD, ELKTON, MD



JEFF SELLERS

302.275.5566

sellers@sbrealtyco.com

JON MCCONOMY

302.229.8874

jon@sbrealtyco.com

MIXED USE COMMERCIAL PROPERTY
FOR SALE

LISTING #35 - 170 DELANCY RD, ELKTON, MD

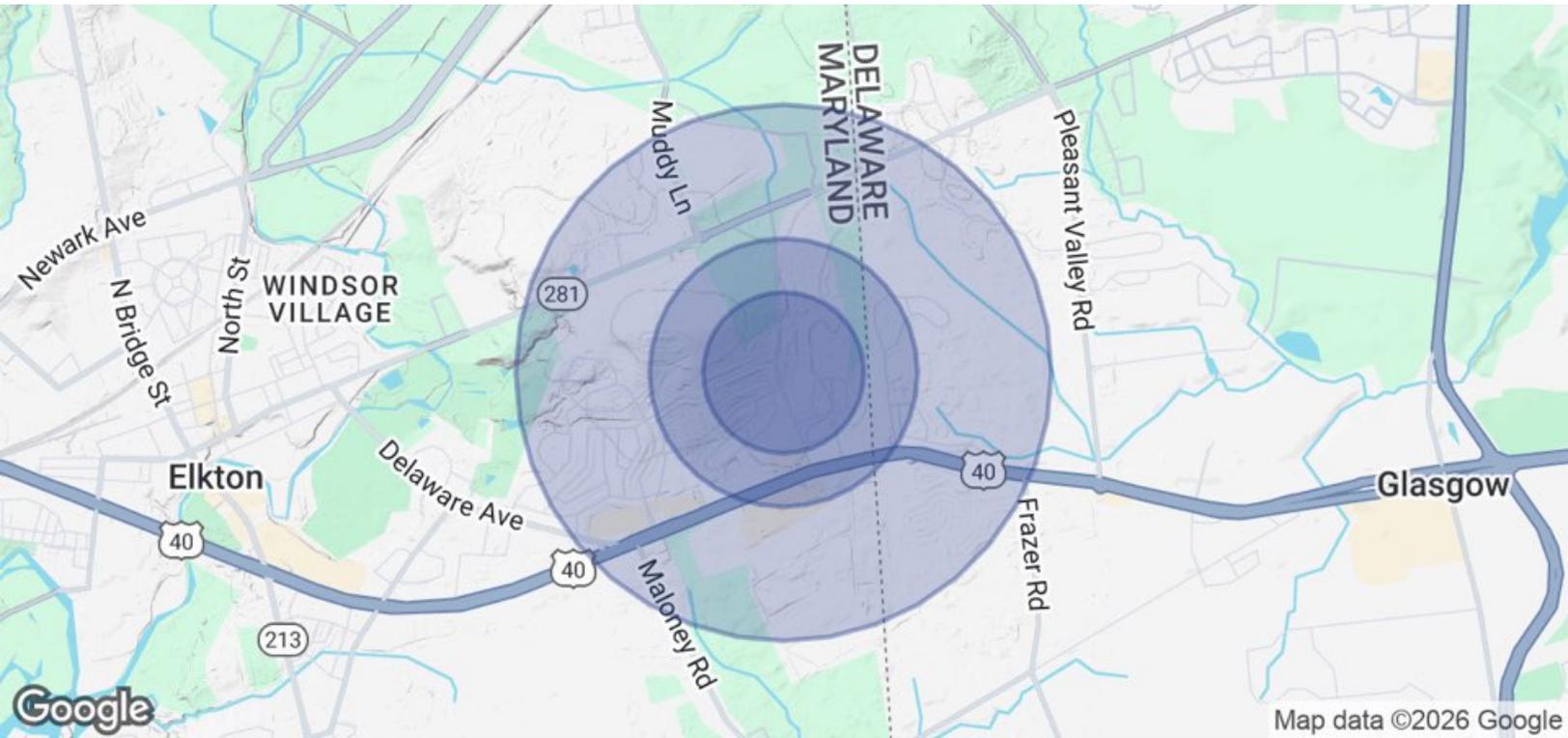


JEFF SELLERS
302.275.5566
sellers@sbrealtyco.com

JON MCCONOMY
302.229.8874
jon@sbrealtyco.com

MIXED USE COMMERCIAL PROPERTY
FOR SALE

LISTING #35 - 170 DELANCY RD, ELKTON, MD



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,695	3,144	7,220
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	719	1,275	2,710
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$85,761	\$85,886	\$96,372
Average House Value	\$397,240	\$372,536	\$366,775

Demographics data derived from AlphaMap

JEFF SELLERS

302.275.5566

sellers@sbrealtyco.com

JON MCCONOMY

302.229.8874

jon@sbrealtyco.com