



304 MELFIELD AVE

EASTON, MARYLAND 21601

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Owner User Opportunity
- 2 Drive In Doors , 10x11
- 8 Private Offices with Kitchenette
- 2 Separate Warehouses with workshops
- Fenced in, outdoor storage
- Located in the Heart of Downtown Easton with Access to Rte 50 and MD Rte 322



BUILDING SIZE:	4,310 SF ±
----------------	------------

LOT SIZE:	0.57 ACRES ±
-----------	--------------

YEAR BUILT:	1940
-------------	------

CLEAR HEIGHT:	11'
---------------	-----

POWER:	400A/230V 3P
--------	--------------

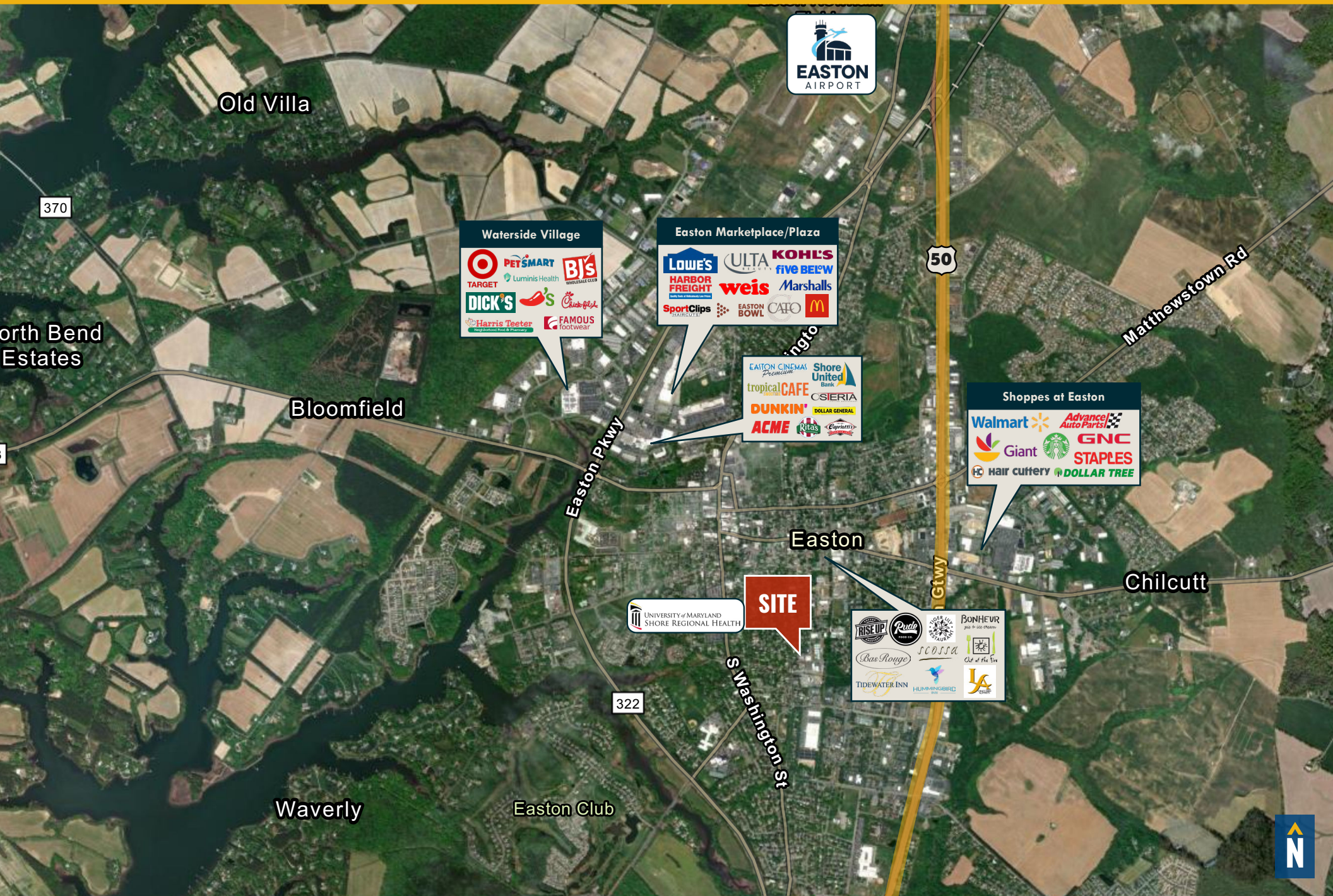
ZONING:	I-1
---------	-----

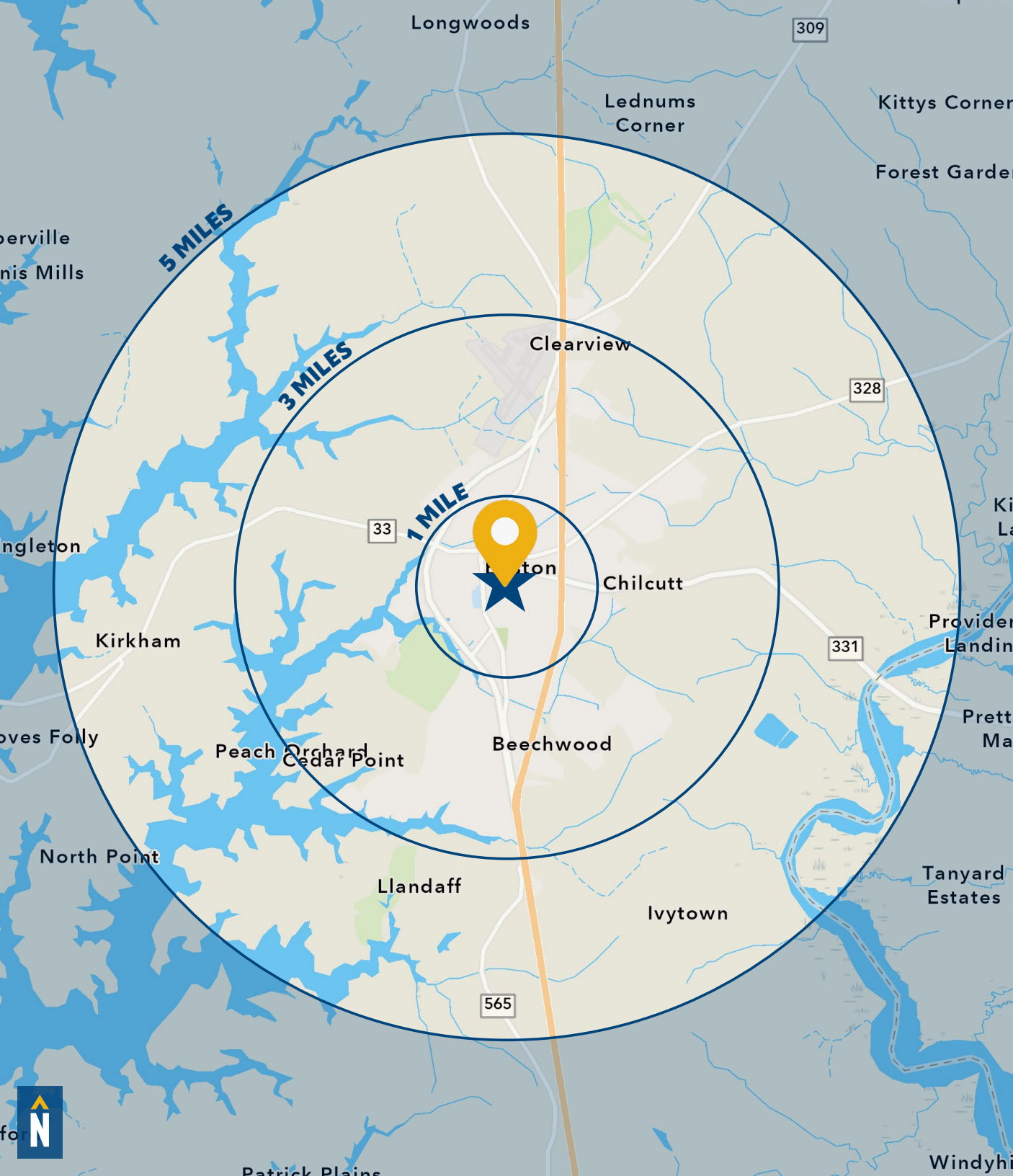
SALE PRICE:	\$775,000
-------------	-----------



GOOGLE STREET VIEW

MARKET AERIAL





DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,807

9,722

11,558

DAYTIME POPULATION



14,203

27,191

29,896

AVERAGE HOUSEHOLD INCOME



\$94,993

\$109,449

\$112,901

NUMBER OF HOUSEHOLDS



3,195

8,239

9,728

MEDIAN AGE



43.6

45.8

47.2

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



SCOTT WIMBROW

PRESIDENT & PRINCIPAL

410.953.0354

SWIMBROW@mackenziecommercial.com



TOM MOTTLEY

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217

TMOTTLEY@mackenziecommercial.com



MORGAN WIMBROW

VICE PRESIDENT

410.494.4846

MWIMBROW@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD **COLUMBIA, MD** LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.