

GARAGE / STORAGE / APARTMENT  
FOR SALE

## LISTING #3 - 372 CONOWINGO RD, CONOWINGO, MD



### OFFERING SUMMARY

Sale Price:	\$279,000
Building Size:	2,576 SF +/-
Lot Size:	0.47 Acres
Year Built:	1945
Zoning:	BG - Business General

### PROPERTY OVERVIEW

SB Real Estate is pleased to be offering this free-standing commercial building for sale directly off Rt. 1 in Conowingo, MD. this property is ideal for investors and owner-users alike! The main floor has two half-baths, potential office/storage space and a large garage bay / OH door in the rear. There is a 3 BD / 2 BA residential apartment on the 2nd floor.

### PROPERTY HIGHLIGHTS

- .47 Acres +/-
- Garage space on first floor
- 3 BD / 2 BA residential apartment on 2nd floor
- Roof and upstairs windows replaced in 2022
- Private well and septic
- Environmental condition unknown

JON MCCONOMY  
302.229.8874  
jon@sbrealtyco.com  
Jeff Sellers, Broker  
302.275.5566

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808





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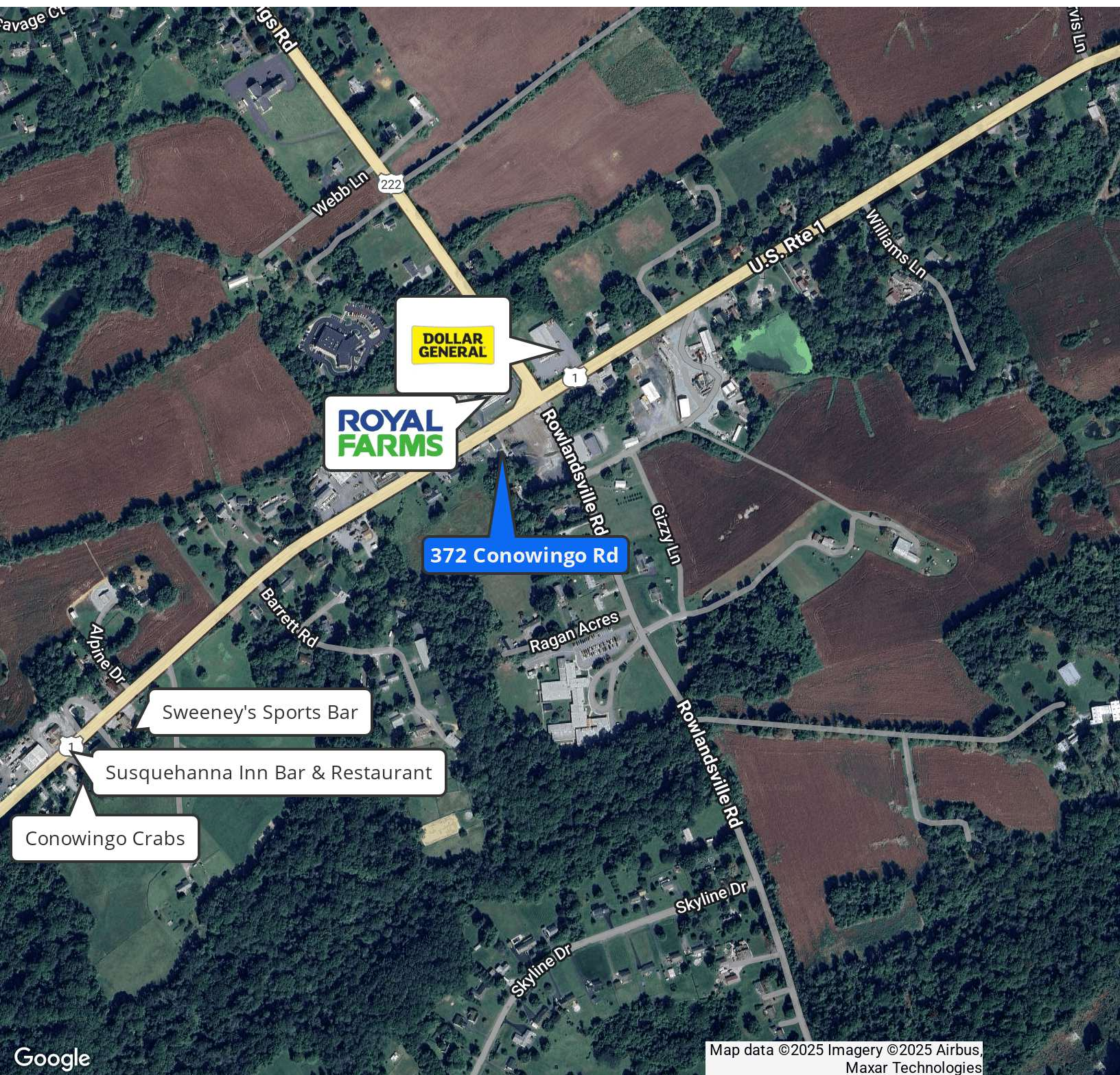
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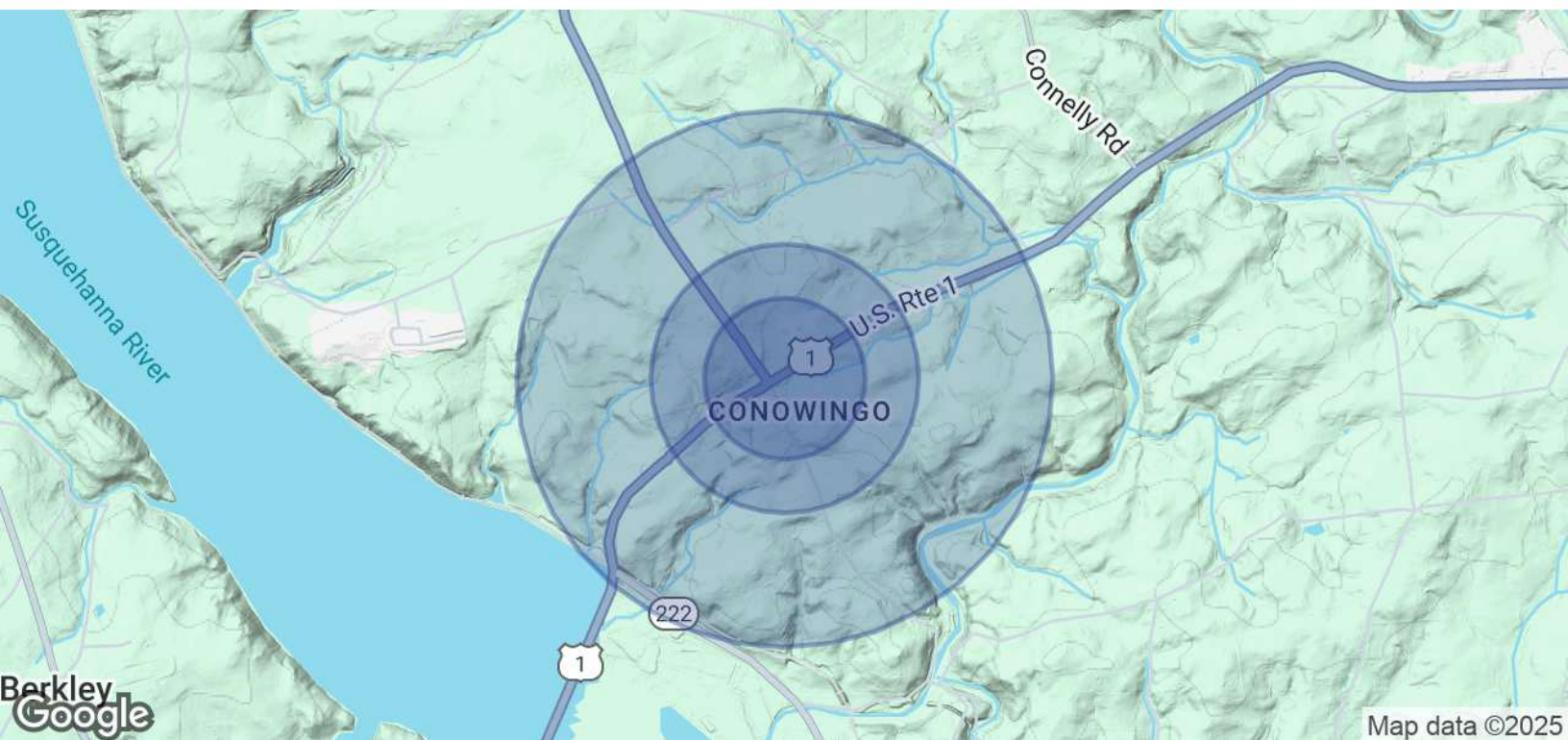
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## LISTING #3 - 372 CONOWINGO RD, CONOWINGO, MD



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	48	211	744
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	85	299
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$97,391	\$97,391	\$97,550
Average House Value	\$366,264	\$366,264	\$365,989

*Demographics data derived from AlphaMap*

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