

**REDUCED
PRICE**



DAVID FEZELL

443.299.7937 (c)

410.803.0714 (o)

dfezell@garceaurealty.com



800 BOWLEYS QUARTERS RD, MIDDLE RIVER, MD 21220

Excellent commercial corner location offering 3,894 SF building for \$585,000





800 Bowleys Quarters Rd, Middle River, MD 21220

EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

443.299.7937 (c) | 410.803.0714 (o) | dfeazell@garceaurealty.com



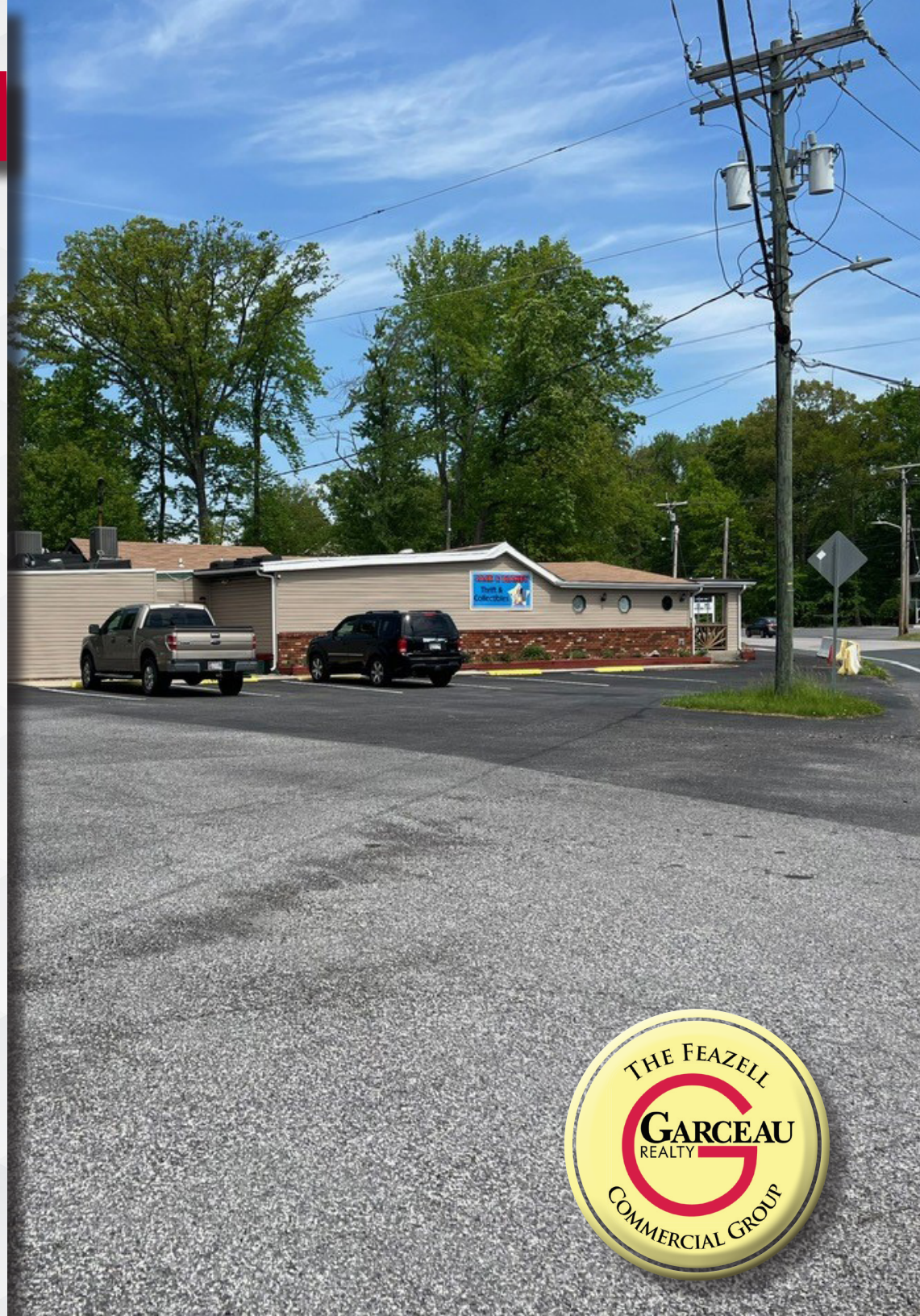
PROPERTY SUMMARY

Excellent Commercial corner location on Bowleys Quarters Rd in Middle River. 12,000 cars per day pass this site. There are 99,000 people living within 5 miles of the site. 1.28 Acres.

Zoned BL. The parking lot is paved, graveled, and flat. The building is 3,894sf and has been extensively renovated over the past 10 years. A new roof was installed in 2017 with a transferable warranty. The building has an open floor plan with 3 bathrooms and is currently used as a consignment shop. This building was formerly a restaurant and still has a commercial kitchen with a walk-in cooler. The property is serviced by public water & sewer and has 3 phase electric.

The parking lot is very large and creates a multitude of potential uses for the buyer.

The property is located near national, regional, and local retailers such as: Royal Farms, Self-Storage Plus, McDonalds, Rite Aid, Walmart, Advanced Auto Parts, America's Best Wings, SECU, Subway, Seneca Bay Apartment Homes, and SkipJacks Crab Deck.



PROPERTY HIGHLIGHTS

OFFERING:

Sale: \$585,000

1.28 Acre paved and graveled lot

3,894 SF building

Fully rehabbed and renovated in the past 10 years

12,000 cars per day passing the site

Public Water & Sewer

3 phase power

Roof replaced w/ 10 year transferable warranty in 2017





Clarks Point Rd

Clarks Point Rd

Revolea Beach Rd

Revolea Beach Rd

Revolea Beach Rd

Bowleys Quarters Rd

Susquehanna Ave

Bowleys Quarters Rd

Susquehanna Ave

a Ave



Sene