

**NEW PRICE**



Commercial

# 9295 Ocean Gateway

EASTON, MD

Conveniently located on the East side of Ocean Gateway is a 1.836+/- acre parcel improved by a framed commercial shop and retail building offering first floor space of 6,880+/- sq.ft. and second floor offers 1,680+/- sq.ft. for a total of 8,560+/- sq.ft. Exceptional traffic count and visibility. Perfect as a distribution site, retail facility or storage on the rear of the property. Building offers three 12 foot overhead doors and one 8 foot door. Excellent electrical service and fenced rear yard. Front parcel is zoned GC and rear parcel is zoned LI. This property is not subject to town zoning.

**Offered at \$995,000**

**Bill Wieland**

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DIRECT: (410) 310-0803 | OFFICE: (410) 822-6665  
31 Goldsborough Street, Easton MD 21601



**FEATURES:** 8,500 +/- square feet  
1.84 +/- acres  
Two parcels

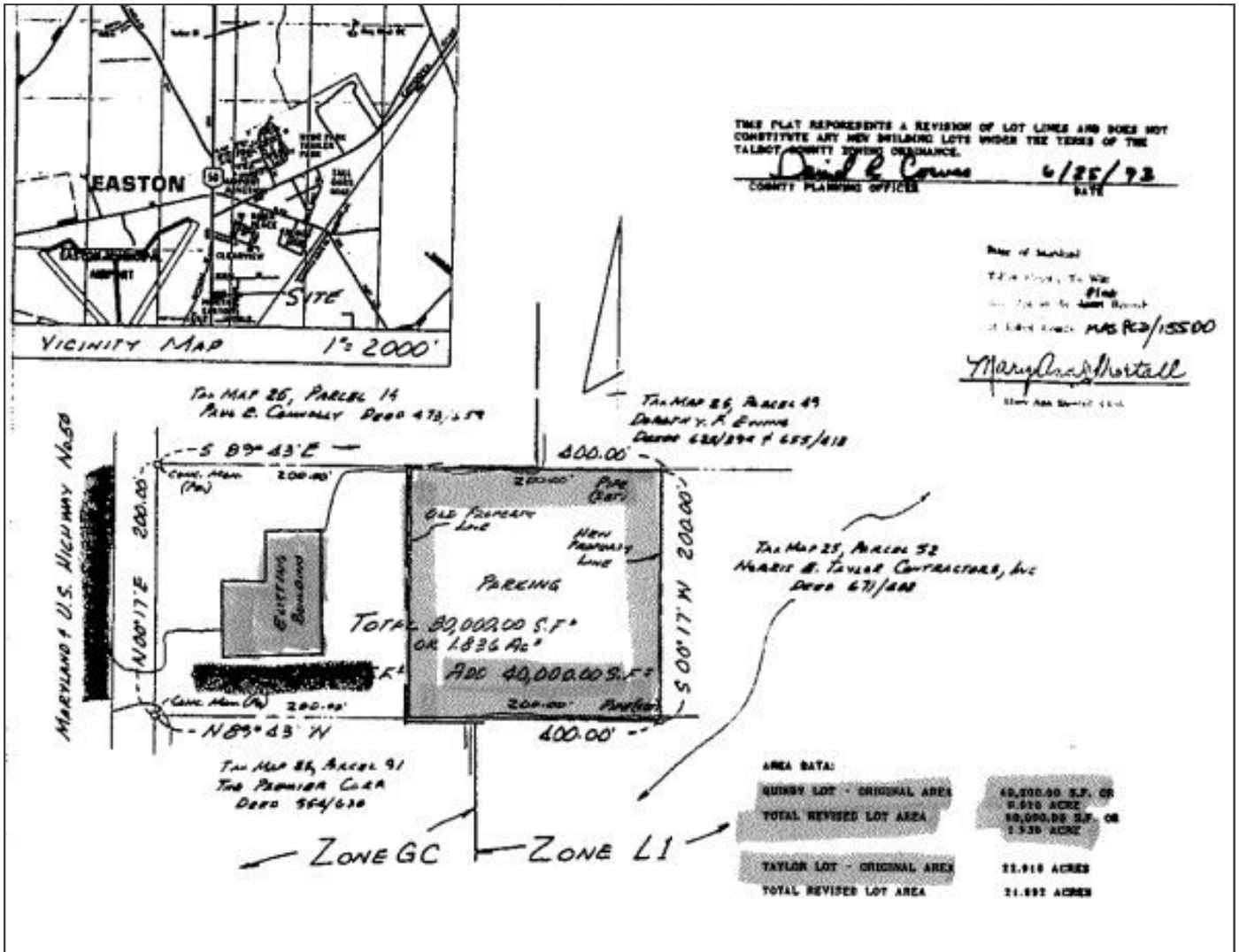
**LEGAL:** Deed reference liber  
958 folio 901  
Tax map 25,  
parcel 109,  
grid 12

**TAXES:** \$4,546

*Information is believed to be accurate but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.*

[View more online](#)

[WWW.BENSONANDMANGOLD.COM](http://WWW.BENSONANDMANGOLD.COM)



27999 Oxford Rd.  
Oxford, MD 21654  
Office: (410) 822-1415  
Fax: (410) 822-0877

220 N. Morris St.  
Oxford, MD 21654  
Office: (410) 226-0111  
Fax: (410) 226-0114

211 N. Talbot St.  
St. Michaels, MD 21663  
Office: (410) 745-0415  
Fax: (410) 745-0416

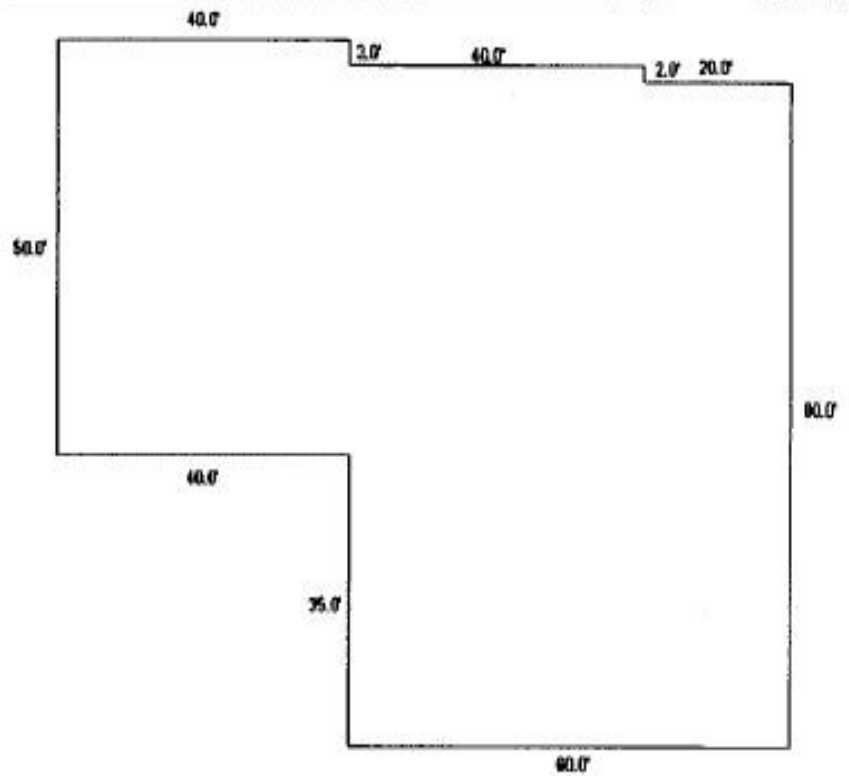
101 S. Commerce St.  
Centreville, MD 21617  
Office: (443) 988-0483  
Fax: (667) 323-5055

24 N. Washington St.  
Easton, MD 21601  
Office: (410) 770-9255  
Fax: (410) 770-9432

301 Crusader Rd.  
Cambridge, MD 21613  
Office: (410) 228-0800  
Fax: (410) 228-0801

Email: info@bensonandmangold.com

FIRST FLOOR



SECOND FLOOR

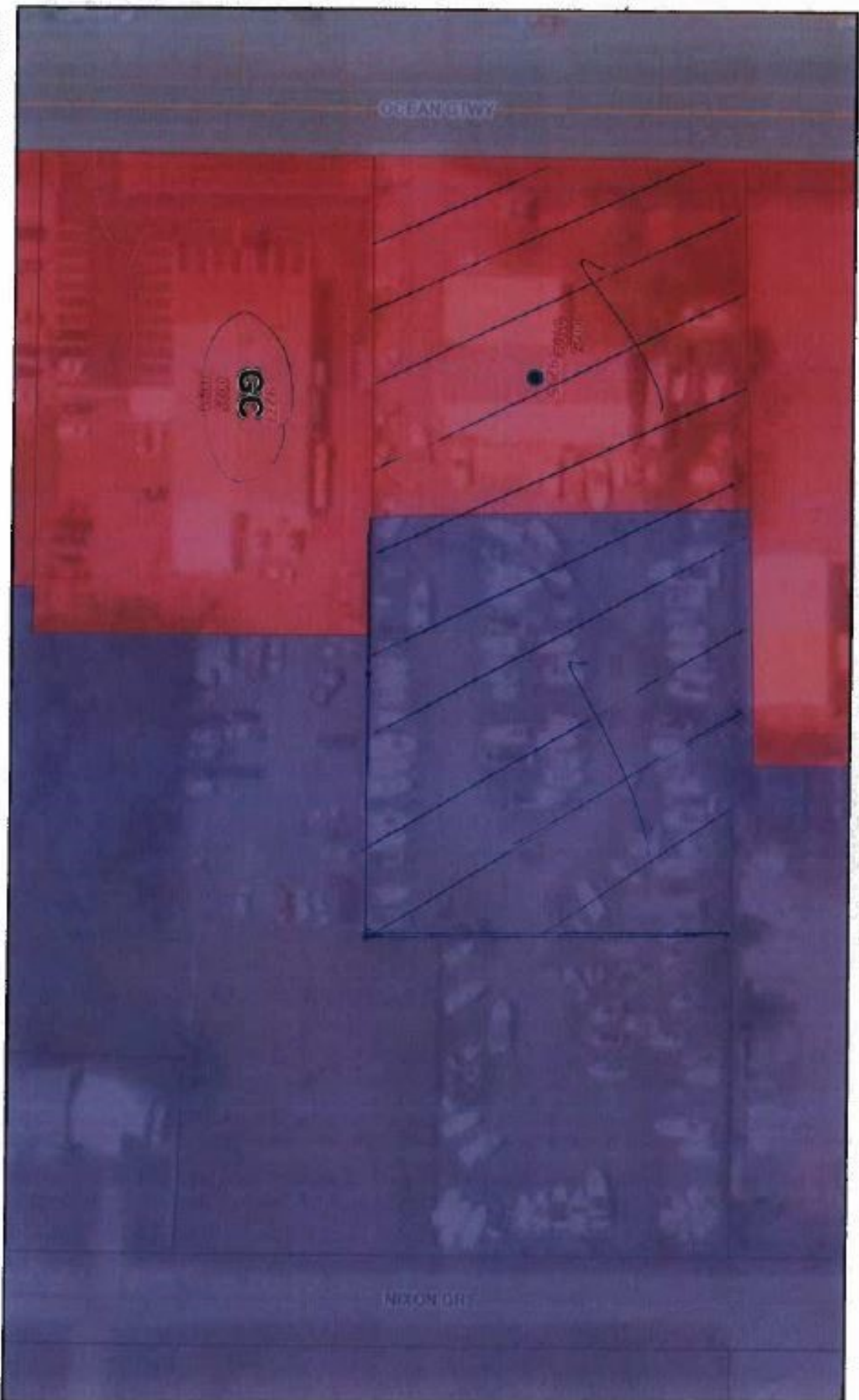


Scale: 1 = 25

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GBA1	First Floor	6880.00	6880.00
GBA2	Second Floor	1680.00	1680.00
TOTAL BUILDING (rounded)			8560

BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
<b>First Floor</b>		
40.0 x	50.0	2000.00
60.0 x	80.0	4800.00
2.0 x	40.0	80.00
<b>Second Floor</b>		
28.0 x	60.0	1680.00
4 Areas Total (rounded)		8560

# Talbot County Interactive Maps



5/7/2023, 12:43:55 PM

Lakes & Ponds

LAKE POND

RESERVOIR

STORMWATER POND

Zoning Effective November 2018



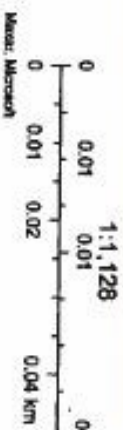
Driveways



Road\_Centerlines

US

Private



Note: Microsoft | MD MAP | The mapping of Maryland's Critical Area has been a collaboration of the Critical Area Commission, Maryland Department of Natural Resources, Talbot County, and ESRDC at Salish.

### IMPROVEMENT DESCRIPTION

PROPERTY TYPE: Detached, frame, commercial building

CONST. TYPE: Class "D"

<u>Name of Building</u>	<u>Floor</u>	<u>Gross SF</u>	<u>Use Type</u>	<u>Net Usable SF</u>	<u>Use %</u>
Fred Quimby's Marine Service	1	6,880	Retail/Shop/Office	6,880	100.0%
	2	<u>1,680</u>	Residential Apartments	<u>1,680</u>	100.0%
Total		8,560		8,560	

#### SELECTED BUILDING DATA

Year Built . . . . .	<u>1967</u>	Building Efficiency Ratio . . .	<u>100.0%</u>
Effective Age . . . . .	<u>20 yrs.</u>	Economic Life . . . . .	<u>60 Yrs</u>
Remaining Economic Life (Yrs.) . . . . .	<u>40</u>		
Repairs Needed: <u>None noted</u>			
Cost of Repairs . . . . .	<u>N/A</u>		
Floor Area Ratio . . . . .	<u>21.6%</u>	Ground Coverage Ratio . . .	<u>17.4%</u>

#### PARKING

	<u>Ys</u>	<u>No</u>
On Site . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adequacy . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Covered . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking Garage . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paved . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Number of Spaces . . . . .	<u>UK</u>	
Spaces/100 SFBA . . . . .	<u>N/A</u>	

The quality of construction is considered average which is generally buildings designed for maximum economic potential without some of the pride of ownership or prestige amenities and higher quality construction. They are of good standard code construction with simple ornamentation and finishes.

The building is considered to be Class D which is characterized by combustible construction. The exterior walls may be made up of closely spaced wood or steel studs, as in the case of a typical frame house, with an exterior covering of wood siding, shingles, stucco, brick or stone veneer, or other materials. Otherwise they may consist of an open skeleton wood frame on which some curtain wall is included. Floors and roofs are supported on wood or steel joists or trusses or the floor may be a concrete slab on the ground. Upper floors or roofs may consist of wood or metal deck, prefabricated panels or sheathing. **Class D is further used to include all buildings that do not fit into any other classification.**

The building is a barn style, detached, two-story, wood structure constructed on a concrete slab. Exterior siding is wood and roof cover, composition shingles. The front of the building has a glass store front and the back has overhead doors for boat access.