



Welcome To

**1700 OLD EASTERN AVE,
ESSEX, MD 21221**

**HIGH INVESTMENT POTENTIAL
MIXED-USE PROPERTY FOR SALE**

NEIGHBORHOOD HIGHLIGHTS

- ALDI — adjacent / same block
- Schultz's Crab House — adjacent / same block
- Leo's Coffee & Cream — ~1 mile
- Family Dollar — ~0.8 miles
- Joanna's Cafe — ~1-2 miles
- Farmacy Cafe — ~1-2 miles
- Yia Yia's Bakery — ~1-2 miles
- The Comfy Cup — ~1-2 miles
- Buon Appetito — ~1.5-2 miles
- LoonAsea — ~1.5-2 miles
- By The Docks — ~2 miles
- Brewers Landing — ~2 miles
- Geresbeck's Food Market — ~2.0 miles
- Weis Markets — ~2.5 miles
- Dunkin' — ~2.8 miles
- Shoppers — ~3.0 miles
- Eastpoint Mall — ~4.5 miles

PROPERTY HIGHLIGHTS

- Rare mixed-use property with exceptional income-producing potential
- Zoned for light industrial use
- Three separate residential buildings + freestanding retail space
- Two single-family homes, each divided into 2 units (total of 4 units)
- Retail building at the front is currently operating as a liquor store
- Rear portion of retail building configured as a 12-room hostel (6 rooms occupied) with 2.5 baths
- Ample open parking for residents, guests, and customers

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KELLERWILLIAMS
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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



1700-A Old Eastern (Building A)



FLOOR 1



FLOOR 2



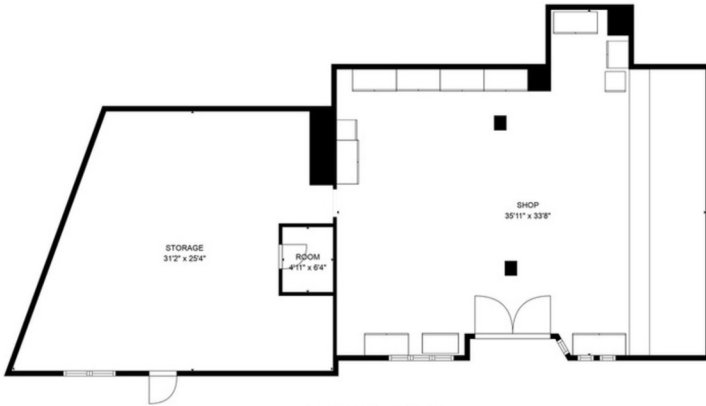
FLOOR 3



TOTAL: 2196 sq. ft
BELOW GROUND: 26 sq. ft, FLOOR 2: 1085 sq. ft, FLOOR 3: 1085 sq. ft
EXCLUDED AREAS: BASEMENT: 860 sq. ft, UTILITY: 199 sq. ft, WALLS: 205 sq. ft



Liquor Store



TOTAL: 1071 sq. ft
FLOOR 1: 1071 sq. ft
EXCLUDED AREAS: STORAGE: 639 sq. ft, WALLS: 101 sq. ft



Building M



TOTAL: 1133 sq. ft
FLOOR 1: 1133 sq. ft
EXCLUDED AREAS: WALLS: 69 sq. ft



TOTAL: 893 sq. ft
FLOOR 1: 893 sq. ft
EXCLUDED AREAS: WALLS: 91 sq. ft



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