



# 8214 NORTH POINT RD

EDGEMERE, MD 21219

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Two full-service loading docks support efficient deliveries and operational flow
- Public utilities provide reliable access to water, sewer, and essential services
- Approximately 2,000 SF of warehouse space supports a variety of industrial uses
- Approximately 2,000 SF of restaurant or office space provides flexible commercial options.
- Existing refrigeration and freezer units offer turnkey readiness for cold storage or food service operations
- Ample on-site parking accommodates employees, customers, and delivery vehicles
- 7 days a week carry out liquor license in place

BUILDING SIZE:	4,032 SF ±
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LOT SIZE:	0.77 ACRES ±
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LOADING:	2 DOCKS
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CLEAR HEIGHT:	12'
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ZONING:	BL
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SALE PRICE:	\$795,000
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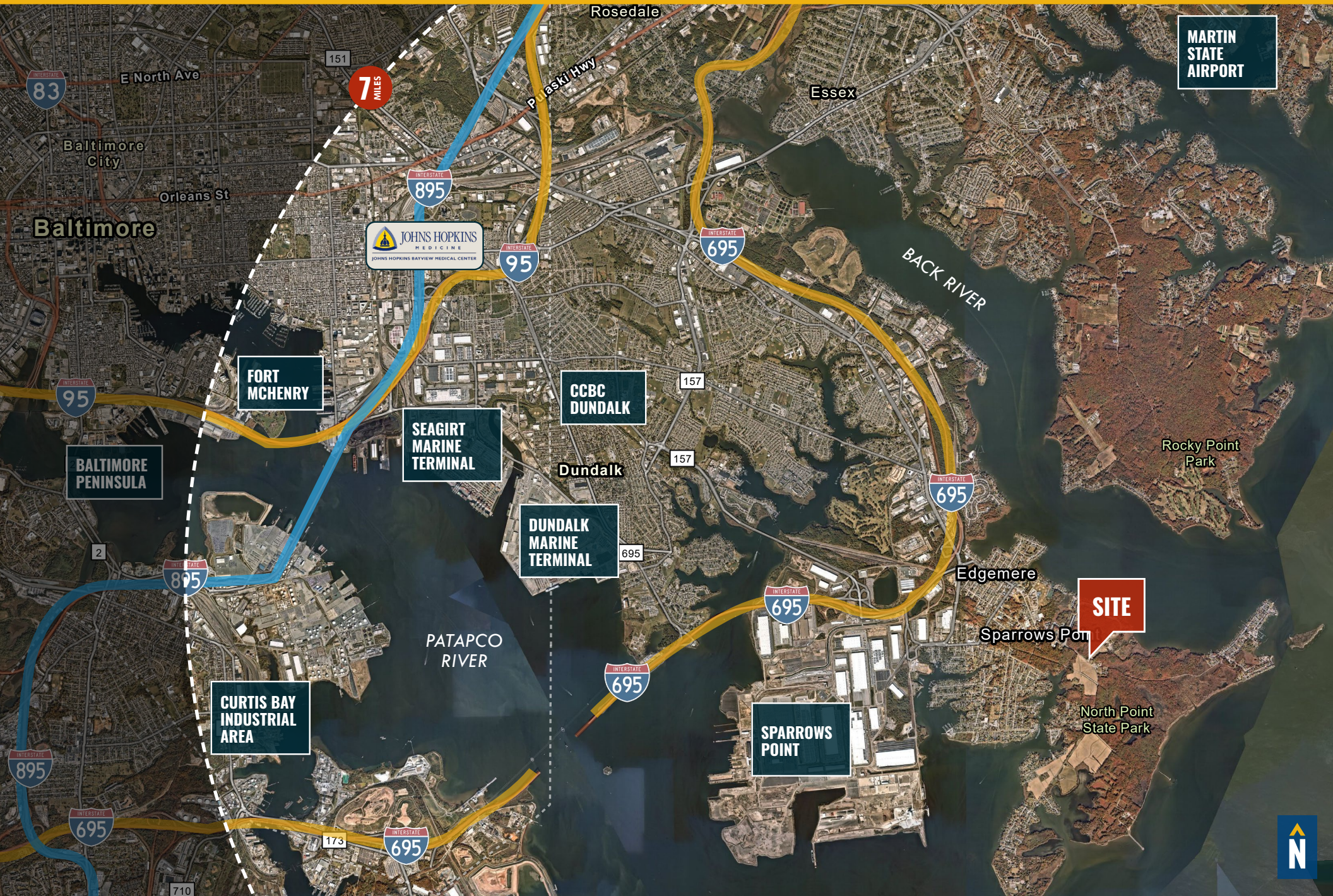


# ADDITIONAL PHOTOS





# LOCAL BIRDSEYE





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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