

PUBLIC REAL ESTATE AUCTION

To be Sold as an Entirety

Two (2) Adjoining RB Zoned Parcels - a total of 0.40 acres
7,444 sq. ft. Flex Use Building * Parking Area * Unimp. Lot
In the Heart of the Historic Havre de Grace Business District
Susquehanna River View * Less than 3 blocks to the Water Front



309-311 N. Union Avenue
Havre de Grace, Harford Co., MD 21078

WEDNESDAY, JUNE 3, 2025 AT 12 NOON

Open by Appointment and from 10 am on Sale Date



Aimee C. O'Neill, Broker/Auctioneer

O'NEILL ENTERPRISES REALTY & AUCTION SERVICES

410-838-6980 * 410-459-7220

www.oneillenterprises.com

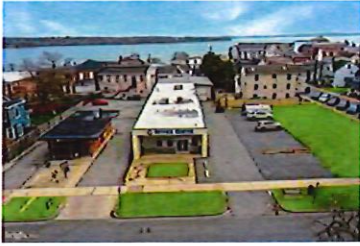


311 N Union Ave, Havre De Grace, MD 21078

Active

Commercial Sale

\$700,000



MLS #: [MDHR2053936](#) Type: Mixed Use
 Available SqFt: 7,022.00 Unit Entry Floor: 1
 Price / Sq Ft: 94.04 Ownership Interest: Fee Simple
 Business Use: Other/General Retail, Warehouse Lot Acres / SQFT: 0.25a / 11000sf / Assessor
 Tax ID #: 1306028969 Concessions: [See Concessions](#)
 County: Harford, MD
 Year Built: 1974
 Property Condition: Good

Recent Change: **04/17/2026 : New Active : ->ACT**
Upcoming OH: Public: Wed Jun 3, 9:00AM-12:00PM Method: In-Person Only

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year: \$9,335 / 2025
 Tax Assessed Value: \$640,000 / 2026
 Land Assessed Value: \$160,000

Commercial Sale Information

Possible Use: Florist/Nursery, Medical/Dental, Office, Residential, Retail

Building Info

Building Total SQFT: 7,444 / Estimated Flooring Type: Carpet, Concrete

Features

Interior Features: Accessibility Features: Level Entry - Main
 Parking: 1 Truck Trailer Spaces; 12 Car Parking Spaces
 Utilities: Electric Available, Natural Gas Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service, 220 Volts; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Fiber Optic

Remarks

Agent: No Pre-Auction Contracts. Prospective Purchasers are welcomed to visit the property Monday through Friday from 9 am to 5 pm or by appointment. Office Centre business retail inventory, equipment, office equipment, shelving, commercial printing and laminating equipment, and automotive shop equipment are excluded from the auction sale of the real estate and are available for purchase from the Seller. You may contact the owner, Stephen Sheppard, at 410-808-2944 regarding the items available for purchase.

Public: Two (2) adjoining RB Zoned parcels (Tax ID No. 06-028969 and 06-009395) - a total of 0.40 acres improved with a 7,444 sq. ft. flex use building (currently Office Centre) at the corner of Union Avenue and Green Street in the heart of the Historic Havre de Grace Business District. Susquehanna River view and less than 3 blocks to the waterfront. To be offered for sale at Public Auction on Wednesday, June 3, 2026 at 12 Noon. The list price is the suggested opening bid and not the anticipated sale price. \$ 25,000.00 Contract Deposit required. No Buyer's Premium! Settlement by July 17, 2026. No Pre-Auction Contracts. The existing printing and office materials, supplies and equipment are available for purchase before, during, and after the auction. The building will be cleared of personal property at Settlement. Please see the MLS documents for detailed brochure, auction terms, and auction contract.

Listing Office

Listing Agent: [Aimee C O'Neill](#) (27447) Lic# 00921 (410) 459-7220
 Listing Office: [O'Neill Enterprises Realty](#) (ONEN1) (Lic# Unknown)

Showing

Showing Method: In-Person Only Lock Box: None
 Showing Requirements: Schedule Online, See Remarks, Sign on Property
 Showing Provider: ShowingTime

Auction Information

Auction Date: 06/03/2026 - Auction Time: 12 pm Auction Type: Subject To Seller Confirmation
 06/03/2026
 Preview Dates: 04/17/2026 - 06/03/2026

Listing Details

Original Price: \$700,000 Sale Type: Auction DOM / CDOM: 1 / 1
 Listing Agrmnt Type: Exclusive Right Owner Name: 309 North Union Avenue LLC
 Seller Concessions: No Other Equipment: See Remarks
 Inclusions: Fixtures additional lot
 Centre Office Supply business retail inventory, equipment, office equipment, shelving, commercial printing and laminating equipment; automotive shop equipment are excluded from the auction sale of the real estate and are available for purchase from the Seller. Contact the broker for the Seller's contact information or stop by the Office Centre Monday through Friday from 9 am to 5 pm
 Exclusions:

PUBLIC REAL ESTATE AUCTION

To be Sold as an Entirety

Two (2) Adjoining RB Zoned Parcels - a total of 0.40 acres
7,444 sq. ft. Flex Use Building * Parking Area * Unimproved Lot
309-311 N. Union Avenue * Havre de Grace
Harford County, Maryland 21078

Wednesday, June 3, 2026 at 12 Noon

DIRECTIONS: US Rte. #40 (Pulaski Highway) to Otsego Street; turn right onto N. Union Avenue; property on the left; sign posted

OPEN FOR INSPECTION: by Appointment and from 10 am on Sale Date

PROPERTY DESCRIPTION: The following parcels are to be sold as an entirety:

1. 0.25 acres more or less land with Commercial Improvements known as
309-311 N. Union Avenue, Havre de Grace, MD 21078
Tax ID No. 06-028969; Tax Map 601, Parcel 701, Block 248, Lot PO 81
Deed Reference: Liber 3334, Folio 673
2026 Annual Real Estate Taxes: \$ 9,335.00
2. 0.15 acres more or less Unimproved land known as
301 N. Union Avenue, Havre de Grace, MD 21078
Tax ID No. 06-009395; Tax Map 601, Parcel 702, Block 248
Deed Reference: Liber 7193, Folio 95
2026 Annual Real Estate Taxes: \$ 2,271.00

Located at the corner of Union Avenue and Green Street in the heart of the Historic Havre de Grace Business District. Susquehanna River view and less than 3 blocks to the waterfront.

ZONING: RB – Residential Business

IMPROVEMENTS: 1-Story Masonry and Steel Building, originally constructed in phases, 1974 and 2005, on poured, reinforced concrete slab, with a built-up, flat roof, circa 2013

TOTAL SQUARE FOOTAGE OF BUILDING: approximately 7,444 sq. ft.

FLOOR PLAN:

Storefront Area: 3,090 sq. ft. with drywall walls; 10 ft. high acoustic tile ceiling; LED lighting; plate glass store front windows

Middle Office Area: 1,832 sq. ft. with drywall walls; 10 ft. high acoustic tile ceiling; LED lighting; oak kitchen cabinets with counter; sink; refrigerator/freezer

Bathroom

Rear Shop Area: 2,400 sq. ft. with 13 ft. ceiling height; one (1) drive-in door

Bathroom with double utility sink

UTILITIES:

Public Water

Public Sewer

Natural Gas Heat

Central Air Conditioning

UTILITY PROVIDERS:

Water and Sewer – City of Havre de Grace

Electric – BGE

Internet – Verizon Fios available; Xfinity Comcast available

Trash Service – provided by the City of Havre de Grace

SPECIAL FEATURES:

Road Frontage Area: 120 ft. on N. Union Avenue; 102 ft. on Green Street; 55 ft. N. Lodge Lane

Asphalt parking area with 12 parking spaces

Surplus land area (6,525 sq. ft.) along Green Street (could be converted to additional parking spaces

Within minutes to I-95, US Rte. #40 (Pulaski Highway), US Rte. #22 (Churchville Road)

Within 3 miles from the MARC train system

INCLUDED IN PURCHASE: fixtures; refrigerator/freezer in the breakroom

EXCLUDED FROM PURCHASE: Centre Office Supply business retail inventory, equipment, office equipment, shelving, commercial printing and laminating equipment, and automotive shop equipment are excluded from the auction sale of the real estate and are available for purchase from the Seller.

Stop by the Office Centre Monday through Friday from 9 am to 5 pm or contact the owner, Stephen Sheppard, at 410-808-2944, to discuss the inventory, equipment, and items for purchase.

The building will be cleared of personal property at Settlement.

NOTE: ALL DIMENSIONS ARE APPROXIMATE

TERMS: \$ 25,000.00 in cash, certified or cashier's check, or other form of payment acceptable to the auctioneer and/or Seller, required at time of auction. Balance to be paid on or before July 17, 2026. No Buyer's Premium. No Buyer Broker Commission. A review copy of the Purchase and Sale Contract is enclosed within this marketing brochure.

All Bidders must comply with Bidder Registration Requirements.

BIDDER REGISTRATION REQUIREMENTS

Buyer's agents must attend the auction with their client to be recognized. No pre-registration required. Buyers and their agents are to register on the auction date, prior to 12 noon.

Requirements to Register to Bid:

- 1 – Current Government Issued Photo Identification for each Purchaser who will sign the Contract**
- 2 – All Purchasers must sign the Purchase and Sale Contract as an individual, as confirmed by current government issued photo identification and contract deposit. The Contract may be assigned, at settlement, to an entity, at the Purchaser's option.**
- 3 – To qualify as an Entity Purchaser, the Purchaser must produce, within 24 hours prior to the auction date, current entity documents, in good standing, to include authority for the individual to sign for the entity. The authorized signer must provide govern-issued photo identification at the time of registration.**
- 4 – Contract Deposit in the amount of \$ 25,000.00**

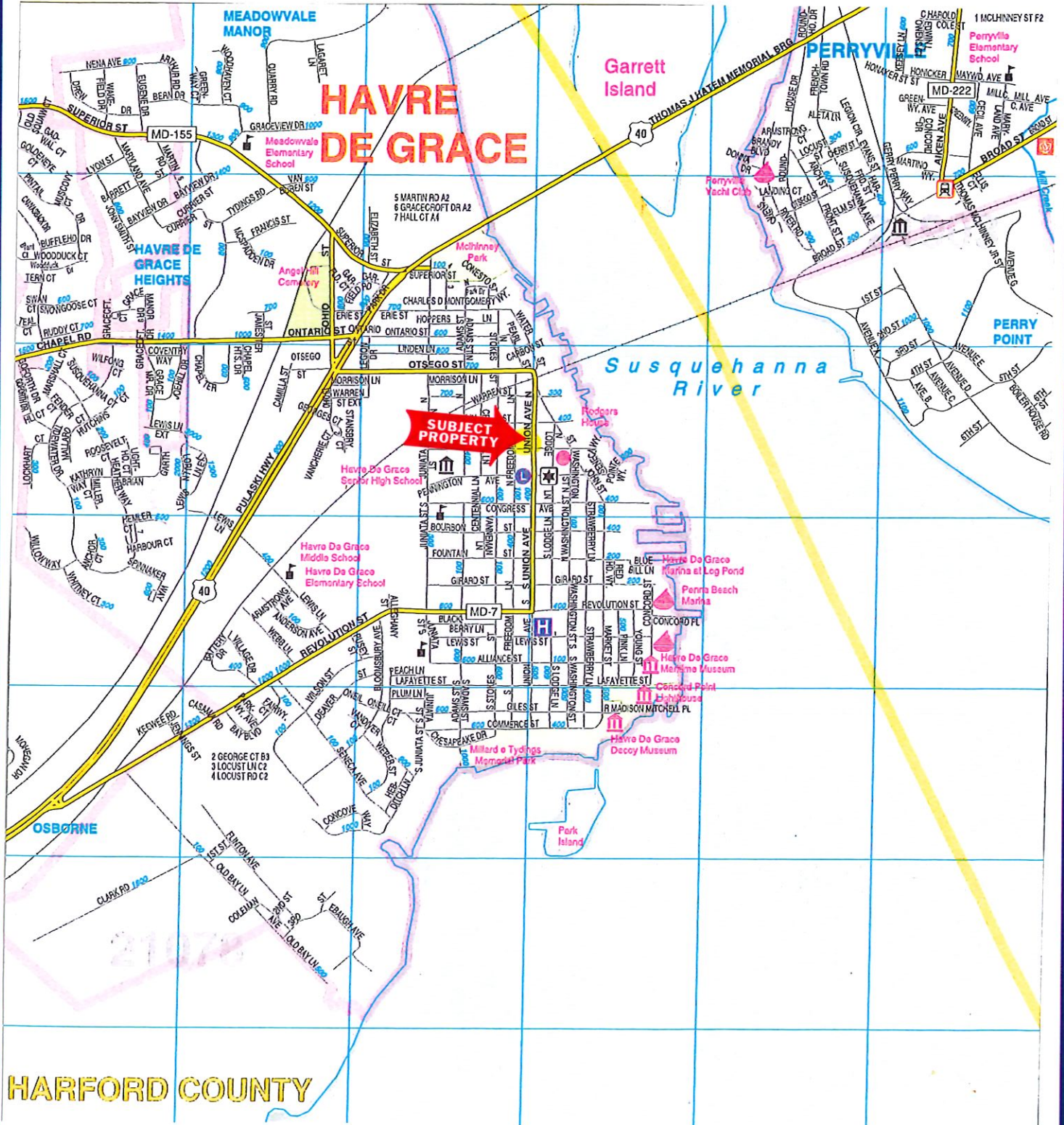
Note that the Contract Deposit is to be produced at the time of registration in cash, certified check, cashier's check or other form of payment acceptable to the auctioneer and/or Seller.

The Cashier's or Certified Check is to be issued to the registered Buyer and the photo identification must be the same as the person to whom the check is issued. Should the registered Buyer be the successful purchaser at auction, the cashier's/certified check will be endorsed to be payable to the order of O'Neill Enterprises Realty Escrow Account.

Cash will be counted to insure it is the required amount.

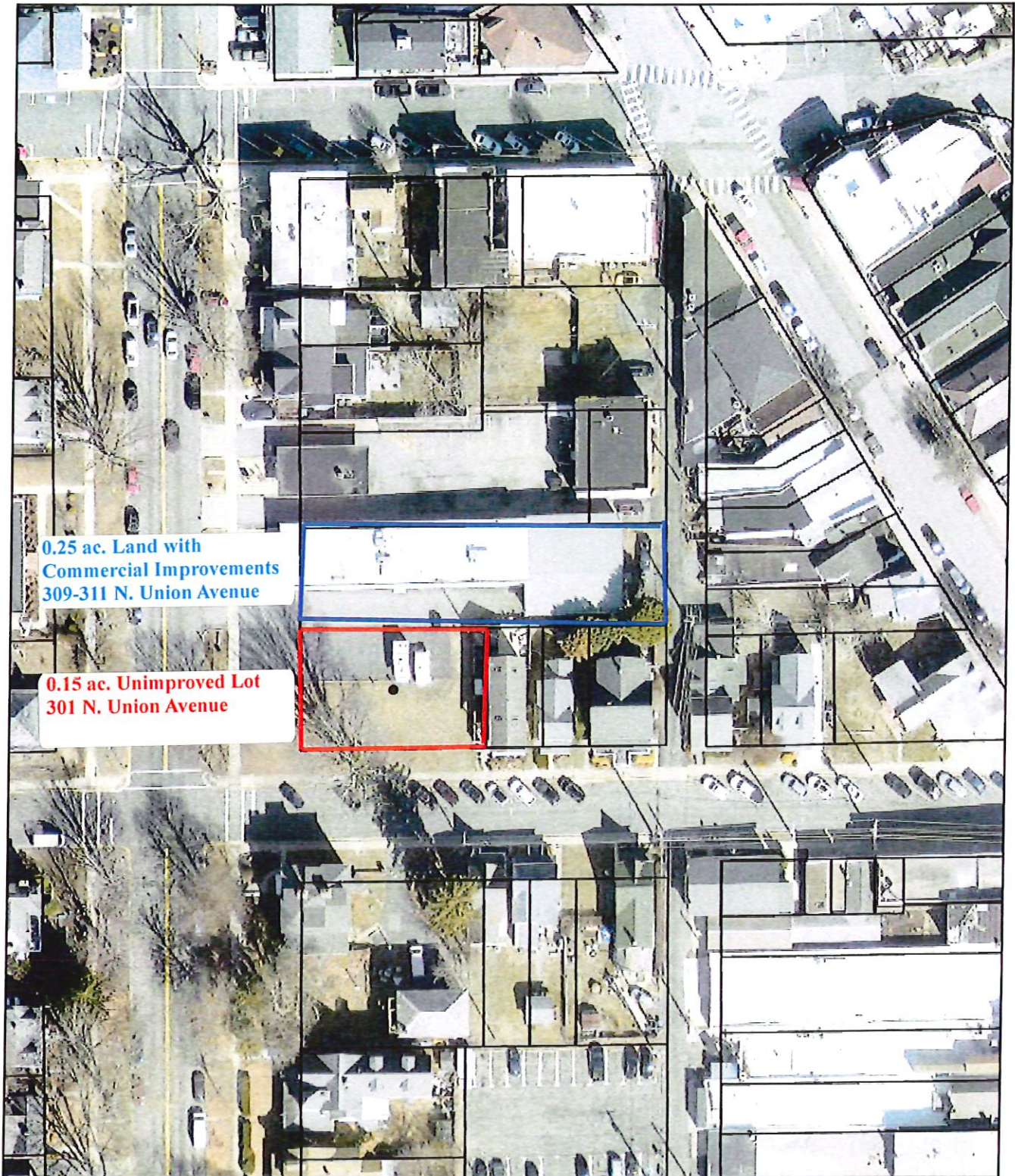
Should additional information be required, please contact:

**O'Neill Enterprises Realty & Auction Services:
info@oneillenterprises.com * 410-838-6980
Images available on-line at www.oneillauctions.com**



HARFORD COUNTY

Aerial Map - 301,309-311 N. Union Avenue, HdG, MD 21078



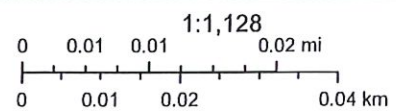
0.25 ac. Land with
Commercial Improvements
309-311 N. Union Avenue

0.15 ac. Unimproved Lot
301 N. Union Avenue

2/18/2026, 10:36:53 AM

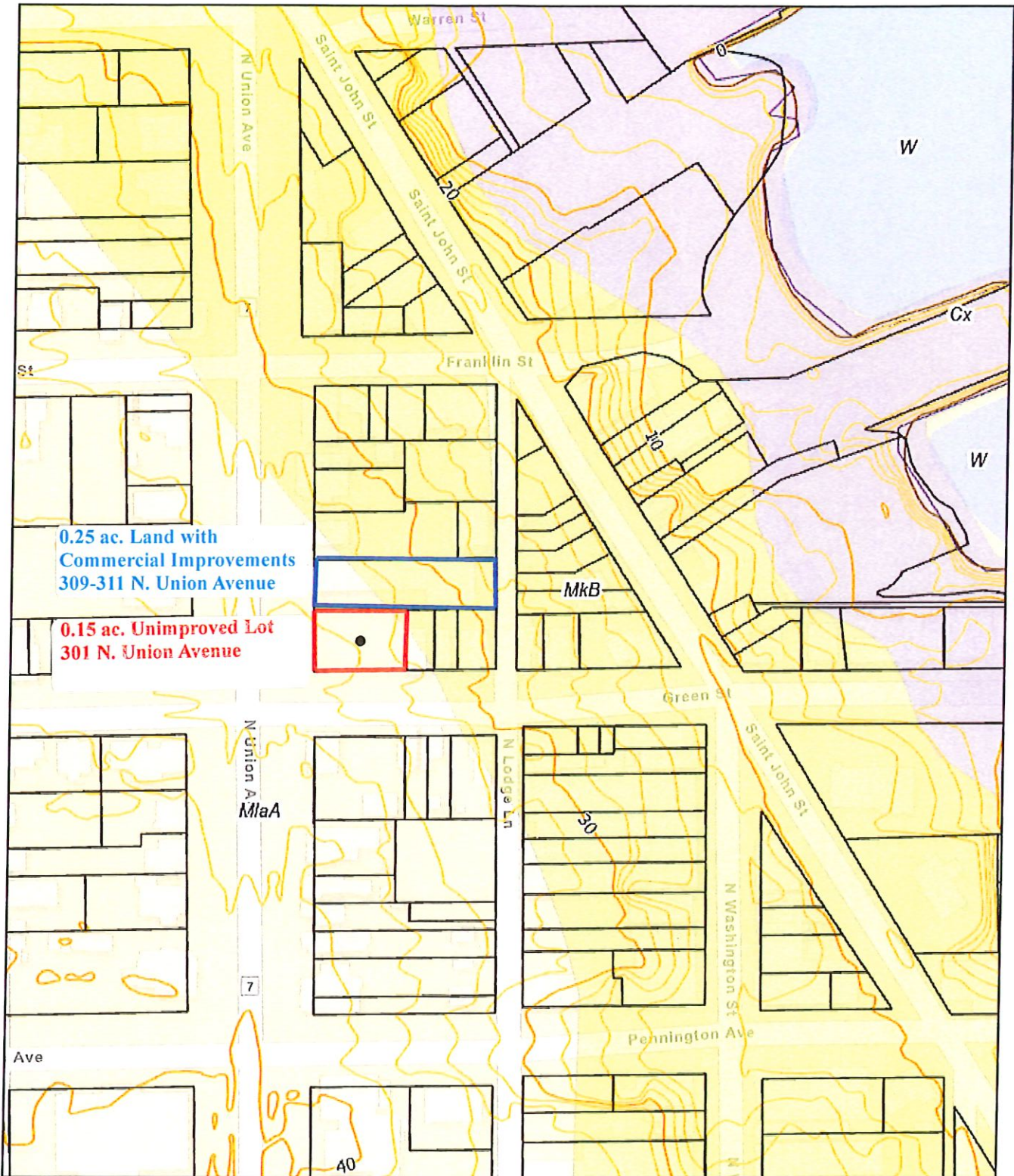
 Harford County Boundary

 Cadastral



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Soils & Topo Map - 301,309-311 N. Union Avenue, HdG, MD 21078

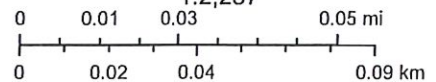


0.25 ac. Land with
Commercial Improvements
309-311 N. Union Avenue

0.15 ac. Unimproved Lot
301 N. Union Avenue

2/18/2026, 10:26:50 AM

1:2,257

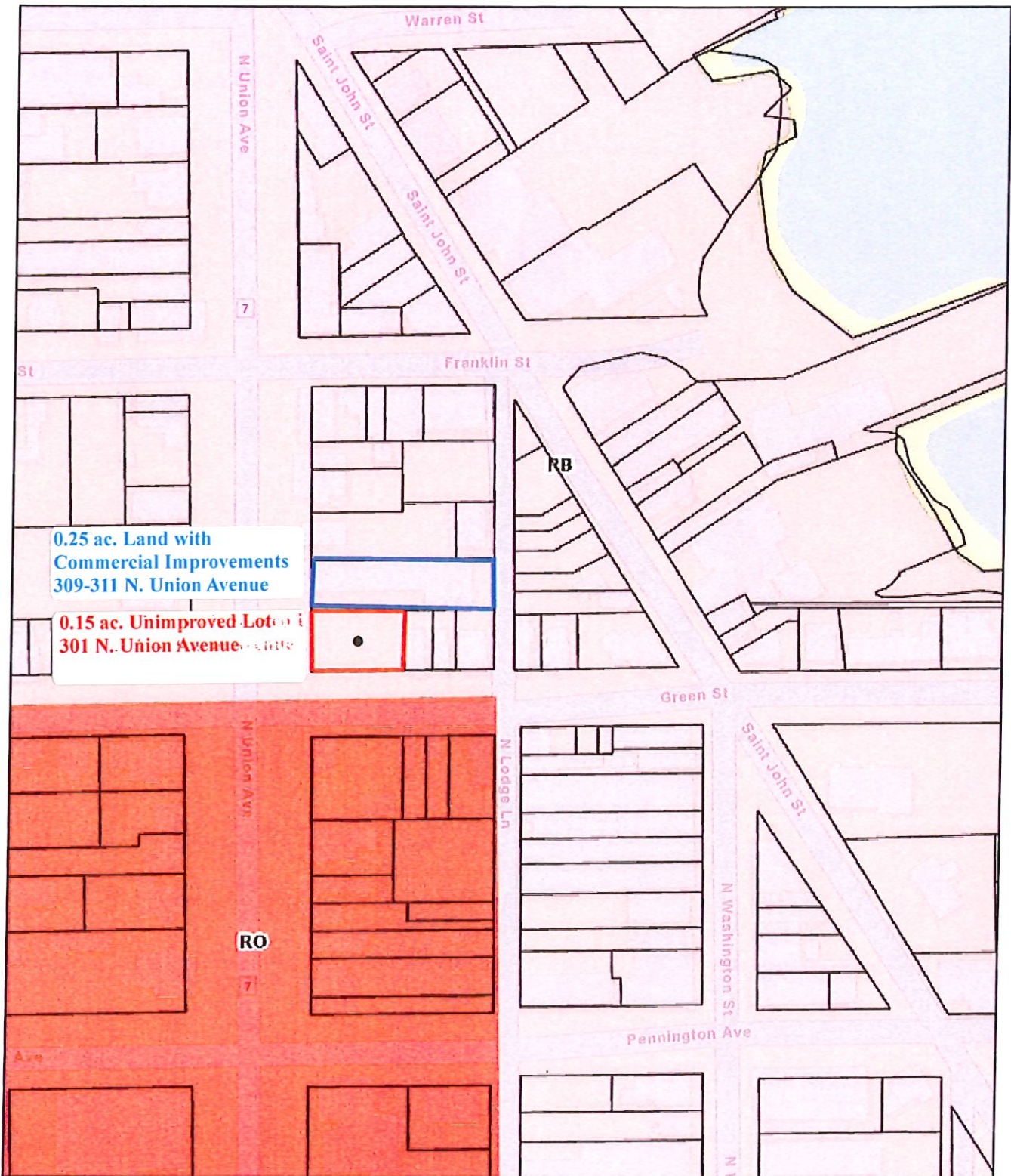


Soil Classifications

- Cx
- MkB
- 2' Intermediate Contours
- 10' Index Contours
- 20' Index Contours
- 50' Index Contours
- Harford County Boundary
- Cadastral

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Map - 301,309-311 N. Union Avenue, HdG, MD 21078



2/18/2026, 10:34:07 AM

Harford County Boundary

Cadastral

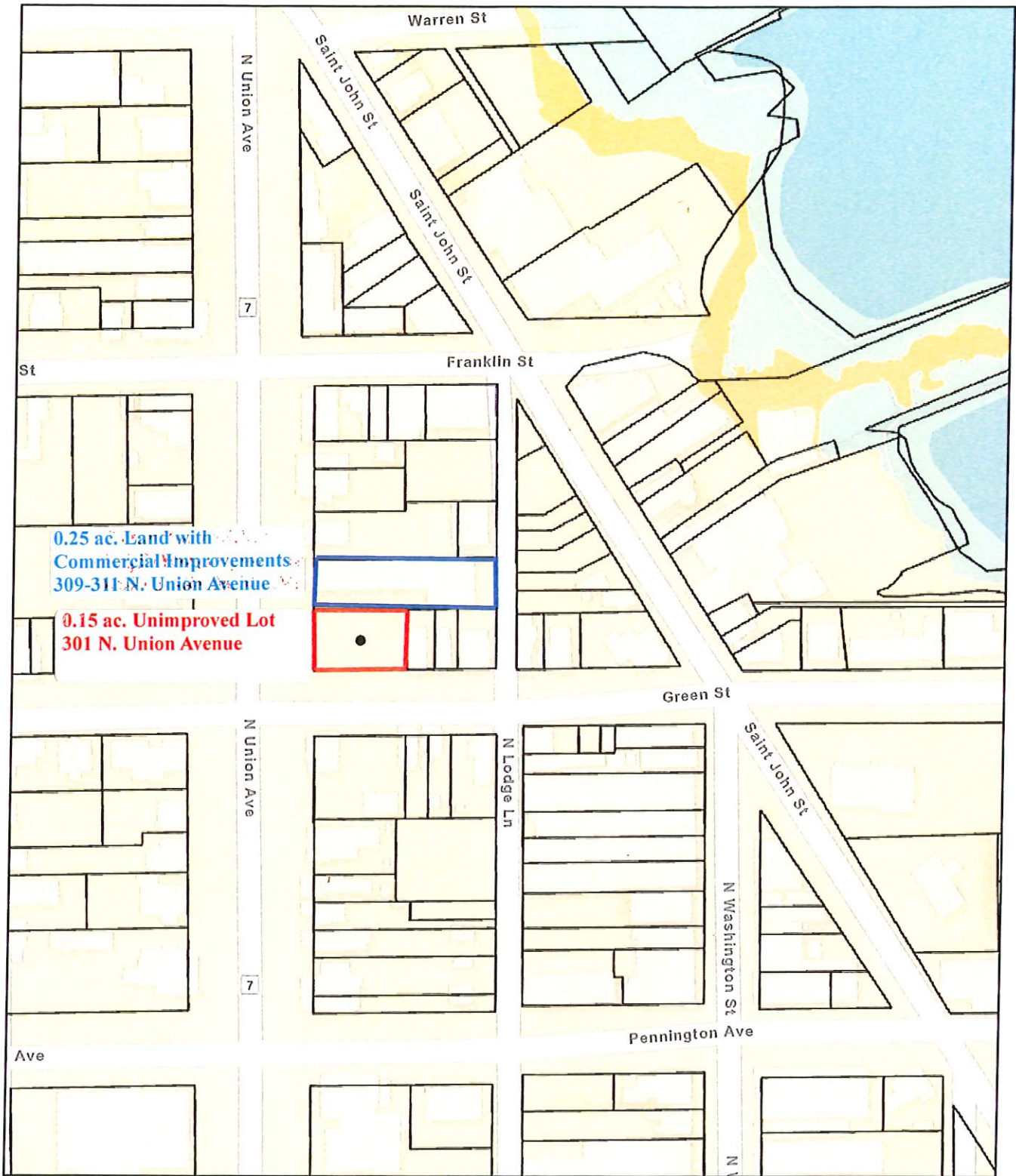
Havre de Grace Zoning

RB

RO

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Flood Map - 301,309-311 N. Union Avenue, HdG, MD 21078

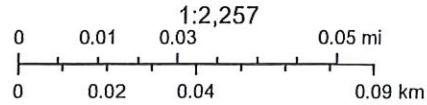


0.25 ac. Land with Commercial Improvements
309-311 N. Union Avenue

0.15 ac. Unimproved Lot
301 N. Union Avenue

2/18/2026, 10:28:53 AM

- Harford County Boundary
- Cadastral
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 100 Year Flood Zone**
- AE
- VE



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Harford County

New Search (https://sdat.dat.maryland.gov/RealProperty)

District: 06 Account Number: 009395



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dlmdpvhelpdesk_mdp@maryland.gov (mailto:dlmdpvhelpdesk_mdp@maryland.gov).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).

Zoning & Development Regulations

RB – Residential Business

For additional information and interpretation, please contact:

City of Havre de Grace

711 Pennington Avenue * Havre de Grace, MD 21078

Tel. 410-939-1800

www.havredegracemd.gov

*City of Havre de Grace, MD
Wednesday, August 13, 2025*

Chapter 205. Zoning

Article VII. RB Residential Business District

§ 205-26. Purpose; principal permitted uses.

[Amended 5-4-2009 by Ord. No. 904; 5-3-2010 by Ord. No. 914]

- A. This district is comprised almost entirely of the older sections of the City. Most of it lies within the City's recognized National Historic Register District. It is diverse in character, containing the downtown commercial area, a large residential component of single-family and multifamily dwellings, and the intensely developed area (IDA) of the City's Chesapeake Bay Critical Area waterfront. It is intended to allow for compact urban residential areas with convenient public services and commercial uses that are compatible with nearby residential neighborhoods.
- B. The following are principal permitted uses in the Residential Business District:
- (1) Single-family detached dwellings meeting Lot Specification C, Table I.
 - (2) Townhouse dwellings meeting Lot Specification GG, Table I, and the requirements of this chapter.
 - (3) Single-family detached lane frontage dwellings meeting Lot Specification CC, Table I, and the requirements of this chapter.
 - (4) Community facilities.
 - (5) Family day-care homes.
 - (6) Utility lines.
 - (7) Offices.
 - (8) Health care facilities.
 - (9) Marinas.
 - (10) Retail sales and services.
 - (11) Banks.
 - (12) Personal service shops.
 - (13) Passenger terminals.
 - (14) Theaters.
 - (15) Restaurants.
 - (16) Temporary outside sales not exceeding three consecutive days per week.

- (17) Cultural art center/visitor center.
- (18) Museum.
- (19) Banquet hall.
- (20) Catering facilities.
- (21) Childcare facility.
[Amended 7-16-2018 by Ord. No. 1007]
- (22) Laboratory.
- (23) Reception or meeting hall.
- (24) Specialty shop.
- (25) Studio, fine arts.
- (26) Transportation terminal.
- (27) Breweries, wineries and distilleries, subject to the following standards:
[Added 4-16-2018 by Ord. No. 1001; amended 4-15-2019 by Ord. No. 1014]
 - (a) When located within the Downtown Business District as identified in the City's Comprehensive Plan, no more than 15,000 square feet of a structure may be dedicated to the production of alcoholic beverages.
 - (b) These uses shall not be subject to any setback requirements contained in Table I if located in the Downtown Business District.
 - (c) The sale and consumption of alcoholic beverages shall only be permitted within an enclosed building unless the facility has an outdoor dining area or bar that has received appropriate permits and approvals from the City and from the Liquor Control Board of Harford County, if so required.
 - (d) Live entertainment shall not be permitted outside of the establishment past 8:00 p.m. Sunday through Thursday, and not past 10:00 p.m. Friday and Saturday.
- (28) Boutique hotels:
[Added 4-15-2019 by Ord. No. 1014]
 - (a) Hotels shall not be subject to the setback requirements of Table I if located in the Downtown Business District as identified in the City's Comprehensive Plan.

§ 205-27. Conditional uses.

[Amended 5-4-2009 by Ord. No. 904]

The Board of Appeals may permit the following conditional uses:

- A. Single-family detached dwellings meeting Lot Specification D, Table I.
- AA. CBD shops and all cannabis uses as defined under the City Code, provided that another CBD shop or cannabis entity is not located within 1,000 feet.
[Added 4-3-2023 by Ord. No. 1099]
- B. Single-family attached dwellings.
- C. Townhouse dwellings meeting Lot Specification E, Table I, and the requirements of this chapter.
- D. Accessory dwelling units meeting the requirements of this chapter.

[Amended 8-21-2023 by Ord. No. 1113]

- E. Multifamily dwellings.
- F. Rooming houses, bed-and-breakfasts and corporate housing.
- G. Parking facility or parking lot.
[Amended 5-3-2010 by Ord. No. 914]
- H. Churches meeting Lot Specification H, Table I.
- I. Schools.
- J. Clubs, provided that any principal building or swimming pool shall be located not less than 100 feet from any other lot in any residential district.
- K. Public utility structures.^[1]
[1] *Editor's Note: Former Subsection L, Cemeteries, which immediately followed this subsection, was repealed 5-3-2010 by Ord. No. 914, which ordinance also redesignated former Subsections M through AA as Subsections L through Z, respectively.*
- L. Funeral establishments, provided that a principal vehicular access shall be located on the public right-of-way and site illumination shall be limited to parking areas and landscaped areas.
- M. Gas stations, provided that no such use shall be permitted within the Chesapeake Bay at mean high tide critical area as shown on the Critical Area Map.
[Amended 9-15-2014 by Ord. No. 960]
- N. Hotels with more than 25 rooms meeting Lot Specification F, Table I. ^[2]
[Amended 5-3-2010 by Ord. No. 914; 4-16-2018 by Ord. No. 1001; 4-15-2019 by Ord. No. 1014]
[2] *Editor's Note: Former Subsection P, Warehouses, and Subsection Q, Bulk petroleum and sales, which immediately followed this subsection, were repealed 5-3-2010 by Ord. No. 914, which ordinance also redesignated former Subsections R through AA as Subsections O through X, respectively.*
- O. Retail sales and services meeting Lot Specification O, Table I.
[Amended 5-3-2010 by Ord. No. 914]
- P. Temporary commercial circuses and carnivals, provided that:
 - (1) Occupancy permits may be issued for a period not exceeding seven days.
 - (2) A minimum lot area of one acre shall be provided.
- Q. Bakery meeting Lot Specification O, Table I.
- R. Laundry, clothes cleaning, dyeing, carpet cleaning and linen supply meeting Lot Specification O, Table I.^[3]
[3] *Editor's Note: Former Subsection V, Wholesaling, which immediately followed this subsection, was repealed 5-3-2010 by Ord. No. 914, which ordinance also redesignated former Subsections W through AA as Subsections S through W, respectively.*
- S. Offices meeting Lot Specification O, Table I.
- T. Retail sales meeting Lot Specification O, Table I.
- U. Banks meeting Lot Specification O, Table I.
- V. Personal service shops meeting Lot Specification O, Table I.
- W. Restaurants meeting Lot Specification O, Table I.

- X. Amusement center.
[Added 5-3-2010 by Ord. No. 914]
- Y. Community residential facility.
[Added 5-3-2010 by Ord. No. 914]
- Z. Auto repair or service center.
[Added 9-15-2014 by Ord. No. 960]

§ 205-28. Accessory uses and structures.

Accessory structures shall not be located in a front yard and shall not occupy more than 50% of the entire yard. Accessory structures and uses customarily incidental to any principal permitted use or conditional use shall be permitted without hearing and shall include, but not be limited to:

- A. Off-street parking.
- B. Garden houses, toolhouses, swimming pools, playhouses, private garages, or greenhouses, provided that these structures are not used for commercial purposes and do not produce dust, odor or other nuisances.
- C. Other customary accessory uses and structures, provided that such uses and structures are clearly incidental to the principal use.
- D. Freestanding walls.
- E. ⁽¹⁾Home occupation.
[1] *Editor's Note: Former Subsection E, which listed one additional dwelling unit in a single-family detached structure as an accessory structure, was repealed 11-7-2022 by Ord. No. 1086. This ordinance also redesignated former Subsections F through H as Subsections E through G.*
- F. One coin-operated amusement device per use plus one additional coin-operated amusement device for each 1,500 square feet of floor area of the interior of the premises actually devoted to the principal use not to exceed four such devices shall be permitted as accessory to such uses which are not entertainment, leisure or recreation oriented. All coin-operated amusement devices lawfully in use prior to February 1, 1983, shall be permitted to remain in use.
- G. Attached or detached decks, provided that:
 - (1) No part of a deck shall be constructed closer than 10 feet to the rear property line of the lot.
[Amended 5-4-2009 by Ord. No. 904]
 - (2) No part of a deck shall be constructed closer to a side property line than the minimum side yard setback distance of the principal dwelling structure, as applies to this district, and specified for permitted and conditional uses in Table I herein, and no part of a deck shall be constructed closer than two feet to a side property line in any case.
 - (3) No part of a deck that extends closer to the rear property line than the minimum rear setback distance of the principal dwelling structure, as applies to this district, and specified for permitted and conditional uses in Table I herein, shall be enclosed above or below its floor deck with privacy fencing, solid guards, latticework or other visual barriers except open guardrailings and support columns.
 - (4) No part of a deck that extends closer to the rear property line than the minimum rear setback distance of the principal dwelling structure, as applies to this district, and specified for permitted and conditional uses in Table I herein, shall be constructed with its floor level higher than the main living floor of said principal dwelling.

§ 205-28.1. Prohibited uses

[Added 4-3-2023 by Ord. No. 1099^[1]]

A. The following uses are prohibited in the RB/Residential Business zoning district. Uses listed below that are currently operating at the time this law is passed will be considered nonconforming:

- (1) Bail bond business.
- (2) Body art establishment.
- (3) Cannabis growing and processing facilities.
- (4) Cash for gold business.
- (5) Pain management clinics.
- (6) Pawn shops.
- (7) Payday advance business.

[1] *Editor's Note: This ordinance also renumbered previous § 205.28.1 as § 205.28.2.*

§ 205-28.2. Publicly owned waterfront parcels.

[Added 11-2-2015 by Ord. No. 972]

A. Any publicly owned waterfront parcel of property may have the following principal permitted uses:

- (1) Marinas with public water access.
- (2) Restaurant with public water access.
- (3) Museum with public water access.
- (4) Parking lot with public water access.
- (5) Public park with public water access.

B. The Board of Appeals may permit the following conditional uses:

- (1) Hotel with public water access.
- (2) Banquet hall with public water access.
- (3) Multifamily dwelling with public water access.
- (4) Bed-and-breakfast with public water access.

C. The public water access required by this section places as a condition of development that the property owner submit to the Mayor and City Council a concept plan for approval prior to the submission of any site plan to the Department of Planning or the City Planning Commission, showing direct access to the water for use by the public in a manner that is consistent with the public use of the City Yacht Basin, the Promenade, Hutchins Park, Jean Roberts Park, and David Craig Park.

D. The area used for public water access may be used to satisfy any open space requirements.

E. The maximum height of any structure on the real property is 30 feet.

Purchase and Sale Contract

(Auctioneer reserves the option to modify contract prior to sale date)

THIS AGREEMENT OF SALE, made this 3rd day of June, 2026 by and between
301 NORTH UNION LLC AND 309 NORTH UNION AVENUE LLC BY STEPHEN
SHEPPARD, MANAGING MEMBER, SELLER
and _____ BUYER.

Witness that the said Seller does hereby bargain and sell unto the said Buyer and the latter does hereby purchase from the former at Public Auction, in accordance with the terms and conditions as set out in this agreement, The Property, as described herein:

1 - THE PROPERTY: The following parcels are sold as an entirety:

- a.) 0.25 acres more or less land with Commercial Improvements known as
309-311 N. Union Avenue, Havre de Grace, MD 21078
Tax ID No. 06-028969; Tax Map 601, Parcel 701, Block 248, Lot PO 81
Deed Reference: Liber 3334, Folio 673
2026 Annual Real Estate Taxes: \$ 9,335.00
- b.) 0.15 acres more or less unimproved land known as
301 N. Union Avenue, Havre de Grace, MD 21078
Tax ID No. 06-009395; Tax Map 601, Parcel 702, Block 248
Deed Reference: Liber 7193, Folio 95
2026 Annual Real Estate Taxes: \$ 2,271.00

2 - SALE PRICE: THIS SALE IS CONSUMMATED at and for the price of _____ and 00/100
DOLLARS (\$ _____).

3 - CONTRACT DEPOSIT: Twenty-Five Thousand and 00/100 DOLLARS (\$ 25,000.00) have been paid prior to the signing hereof. The balance of the purchase price to be paid at Settlement in cash or guaranteed funds. It is understood, acknowledged and agreed that the Contract Deposit paid hereunder shall be credited to the purchase price and buyer's costs at Settlement.

4 - INCLUDED IN THE PURCHASE: fixtures

5 - EXCLUDED FROM THE PURCHASE: Centre Office Supply business retail inventory, equipment, office equipment, shelving, commercial printing and laminating equipment, and automotive shop equipment are excluded from the auction sale of the real estate and are available for purchase from the Seller.

6 - SETTLEMENT: Settlement shall take place on or before July 17, 2026.

7 - POSSESSION and OCCUPANCY AGREEMENT: Seller agrees to give possession and occupancy at time of Settlement with the property left in substantially the same condition as of the date of signing. The Buyer shall have the right, within 24 hours prior to settlement to inspect the property.

Buyer(s) Initials: _____

Seller(s) Initials: _____

**O'NEILLS AUCTION COMPANY
PURCHASE AND SALE CONTRACT**

Page 2 of 4

CONTRACT DATE: June 3, 2026

BUYER(S): _____

SELLER: 301 North Union LLC and 309 North Union Avenue LLC by Stephen Sheppard, Managing Member

PROPERTY: 309-311 and 301 North Union Avenue, Havre de Grace, MD 21078

8 - PROPERTY CONDITION: The property is purchased "AS IS" and there are no guarantees or warranties expressed or implied as to the condition of the improvements, fixtures, utilities service, and/or metropolitan services, where applicable, included in the purchase.

9 – BUYER ACKNOWLEDGES NOTICE THAT THE PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY THE CITY OF HAVRE DE GRACE.

10 – PARAGRAPH DELETED

11 - DEFAULT: Time being of the essence, any default of the terms herein shall cause the forfeiture of the within Contract Deposit to the Seller. In addition to the forfeiture of the Contract Deposit, if the Buyer defaults under this Contract, the Seller shall have the option of suing for specific performance of this Contract or of terminating the Contract and reselling the Property, and, in such event, shall be entitled to recover from Buyer a sum of money equal to the difference between the Sales Price herein and the price obtained on resale, if the resale price is lower than the Contract Price, plus all costs, fees, and expenses of resale, whether resale be by public auction or private sale, including but not limited to advertisement, auctioneer's fees, sales commissions, costs of readying the property for sale. The failure of either party to comply with the terms of this Contract will obligate the breaching party to pay all expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights under the Contract as a result of that failure.

12 - INSPECTIONS NOTIFICATION: Both Buyer and Seller acknowledge notice and agree that any inspections that may have been performed prior to this date are for the purpose of information regarding the condition of the Property, and there are no warranties or guarantees, expressed or implied, with regard to the information contained within the inspection reports.

13 – ADJUSTMENTS, DOCUMENTARY STAMPS, TRANSFER TAXES, AND COSTS OF SETTLEMENT: Public Charges and Assessments, payable on an annual basis, where applicable, to be adjusted for the current year to date of Settlement and assumed thereafter by the Buyer. The cost of all county and state documentary stamps and transfer taxes, if any, to be paid by the Buyer. All other costs incidental to Settlement to be paid by the Buyer, including but not limited to title search, title insurance, documents preparation and recordation.

14 - INSURANCE: The Insurance policies on the property shall be endorsed so as to protect all parties as their interests may appear, and shall continue, in force, during the life of the Contract.

Buyer(s) Initials: _____

Seller(s) Initials: _____

**O'NEILLS AUCTION COMPANY
PURCHASE AND SALE CONTRACT**

Page 3 of 4

CONTRACT DATE: June 3, 2026

BUYER(S): _____

SELLER: 301 North Union LLC and 309 North Union Avenue LLC by Stephen Sheppard, Managing Member

PROPERTY: 309-311 and 301 North Union Avenue, Havre de Grace, MD 21078

15 - TITLE: Upon receipt of the balance of the unpaid purchase money, the Seller agrees to execute, at the Buyer's expense, a deed which shall convey the property by a good and merchantable title to the Buyer, insurable at standard rates, free of liens and encumbrances, except as specified herein, but subject, however, to all applicable restrictions, laws, ordinances, regulations, charges, taxes, and assessments, if any. In the event that Seller is unable to transfer such title, Seller, at Seller's expense shall have the option of curing any defect as to enable Seller to transfer such title. In the event Seller elects to cure any defects in title, this Contract shall continue to remain in full force and effect and the date of settlement shall be extended for a period not to exceed sixty (60) additional days. In the event Seller is unable to cure such title defects within a sixty (60) day period, Buyer shall have the option of taking such title as Seller can give, or being reimbursed in full, without interest, all monies paid by buyer to Seller. In the latter event, there shall be no further liability or obligation on either of the parties hereto and this Contract shall become null and void and of no further effect and all deposits paid hereunder shall be returned immediately to Buyer.

16 - HAZARDOUS MATERIAL: It is understood and agreed that the Seller has no knowledge of any Hazardous Material at, upon, under or within the premises, or to the best of its knowledge, within any contiguous real estate.

17 - AGENCY: The Seller and Buyer recognize O'NEILLS AUCTION COMPANY as the Seller's agent negotiating this Contract and the Seller agrees to pay said Auctioneer a fee for services in the amount as set forth in a statement of Auctioneer's Fees and Commissions which has been provided to the Seller by the Auctioneer. The Seller further authorizes party making settlement to deduct the fee from the proceeds of sale and pay same to the Auctioneer at time of Settlement. The Buyer is responsible for any and all costs of Buyer's representation hereunder including, but not limited to attorney's fees and/or licensed Real Estate Broker's fees.

18 - DISPOSITION OF DEPOSIT: Buyer and Seller acknowledge notice that the deposit monies submitted herewith shall be held in a non-interest-bearing escrow account by O'NEILLS AUCTION COMPANY pending settlement.

19 - PARAGRAPH DELETED

Buyer(s) Initials: _____

Seller(s) Initials: _____

**O'NEILLS AUCTION COMPANY
PURCHASE AND SALE CONTRACT
Page 4 of 4**

CONTRACT DATE: June 3, 2026

BUYER(S): _____

SELLER: 301 North Union LLC and 309 North Union Avenue LLC by Stephen Sheppard, Managing Member

PROPERTY: 309-311 and 301 North Union Avenue, Havre de Grace, MD 21078

20 - MERGER: This Contract shall merge with the Deed transferring the Property and all terms and obligations set forth in this Contract shall be extinguished at settlement.

21 - ENTIRE AGREEMENT: This contract contains the final and entire agreement between the parties hereto, and is binding upon them, their heirs, personal representatives, assigns and successors for the faithful performance hereof. This Contract shall be interpreted and construed in accordance with the laws of the State of Maryland.

22 - NOTICE: Buyer and Seller acknowledge notice that this is a legally binding agreement and competent advice should be obtained if this is not understood. Although information provided is believed to be correct, there is no representation or warranty given by the Seller or Auctioneer as to the development potential of the property.

23 - ELECTRONIC DELIVERY: The parties agree that pursuant to Section 21-101 et seq. of the Commercial Law Article, Annotated Code of Maryland, Buyer and Seller may execute this contract electronically using electronic signatures.

NOW WITNESS the hands and seals of the parties hereto, the day and year first written above.

WITNESS

_____	_____ (seal)
	Buyer
_____	_____ (seal)
	Buyer
_____	_____ (seal)
	Stephen Sheppard, Managing Member, Seller
	301 North Union LLC and
	309 North Union Avenue LLC

BUYER'S MAILING ADDRESS, PHONE, FAX, EMAIL

*O'NEILLS AUCTION COMPANY
103 E. JARRETTSVILLE ROAD, SUITE A
P. O. BOX 394
FOREST HILL, MARYLAND 21050
410-838-6980 * FAX - 410-836-0772 * TEXT 443-987-7093
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