

FOR SALE

23.06 AC COMMERCIAL PROPERTY

1730 OCEAN GATEWAY TRAPPE, MD 21673

SALE PRICE \$1,250,000

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PROPERTY DESCRIPTION

Amazing investment opportunity!! 23.06 Acres of commercial property situated with 500 +/- ft. of direct frontage along busy Rt. 50 with 30,000+ AADT. Located less than 2 miles from the heart of Cambridge, Maryland, this versatile property features 3 vehicular ingress / egress points and is zoned Limited Commercial (LC), which is characterized by low intensity commercial, neighborhood-oriented businesses. The once bustling Talbot Landing Motel, with more than 8,000 square feet, features 4 buildings with 19 total guest rooms plus a spacious owner's suite, could be perfect for revitalization or redevelopment. There is existing well and septic in use on the property. This is a phenomenal opportunity to acquire significant acreage along Rt.50.

OFFERING SUMMARY

Sale Price	\$1,250,000
Number of Buildings	4
Number of Rooms	19
Total Square Feet	8,074
Total Acreage	23.06

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