



FOR SALE

410 N. Burhans Blvd., Hagerstown I MD

\$650,000

This property boasts a central downtown location with excellent visibility from the road, situated along a 3-lane boulevard with convenient access to I-70 and I-81 via U.S. Route 40. It features two entrance points off Burhans Boulevard, located at each end of the land. The industrial concrete surface covers all usable land areas, providing durability and functionality. The solid building, as recorded in tax documents, includes a block garage-shop with two garage doors, public water access, a half bath, a repair pit, and a large shop area. Additionally, there are several small outbuildings previously used by employees. *** Property Condition: to be sold in "AS IS", "WHERE IS" condition, including all former concrete/gravel plant production buildings & related equipment on premises. (Seller will not dismantle its former concrete production specialized facilities; Maryland Metals scrap yard adjoins as a business resource re: buyer's possible future scrap metal disposition). *** Deed Covenant & Restriction: no operation of a concrete/gravel plant on premises for 25 year period of time; clause shall be included in the proposed property deed.

- "IR" Zoning: variety of light industrial uses
- 2.7 acres; land area per property survey



BERKSHIRE HATHAWAY HOMESERVICES | HOMESALE REALTY

COMMERCIAL DIVISION

Syd Machat, CCIM
Associate Broker

301-745-1620 office

301-305-8999 cell

syd@bowencommercial.com

BowenCommercial.com

