

2ND GENERATION RESTAURANT + RESIDENCE
IN THE HEART OF MAYO

FOR SALE



SINGLE FAMILY RESIDENCE

1246 MAYO ROAD
EDGEWATER, MD



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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS FORWARD.

Property Overview



BAYSIDE INN

- Family Owned and Operated for Decades (Since 1961)
- 2nd generation including all FF&E, BWL License, and other Permits
- Above Ground Grease Interceptor
- Seating includes bar area, main dining, and outdoor patio
- Well/Sewer
- Zoned C3

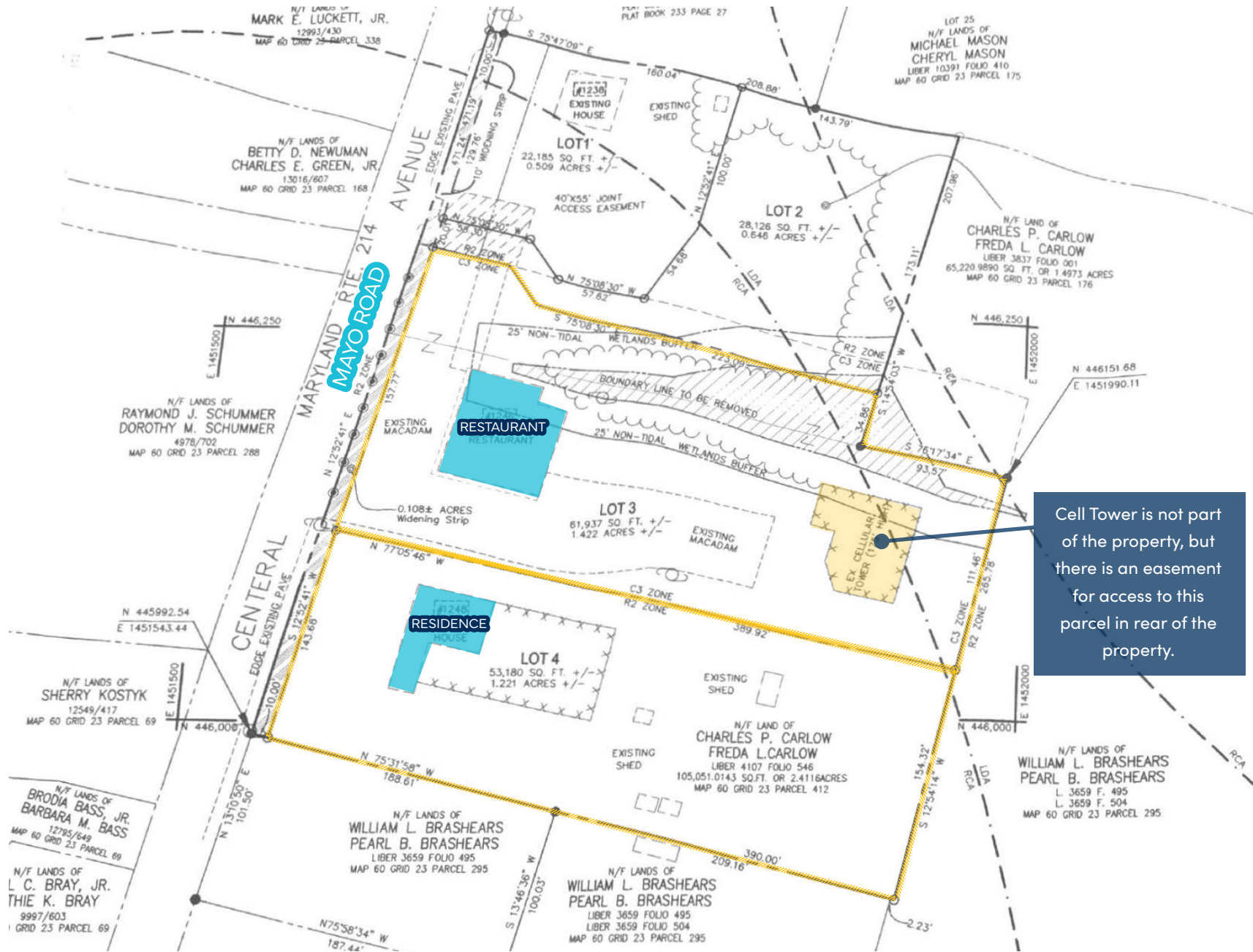
RESIDENTIAL HOME

- 4 bedrooms, 2 baths
- Full Kitchen
- Window A/C Units
- Well/Sewer
- Zoned R2

Total SF: Restaurant (approximately 4,487 SF +/-) + Residence (approximately 2,200 SF +/-)
2.41 acres +/- | Approx. 49 Parking Spaces

ASKING PRICE: CONTACT BROKER

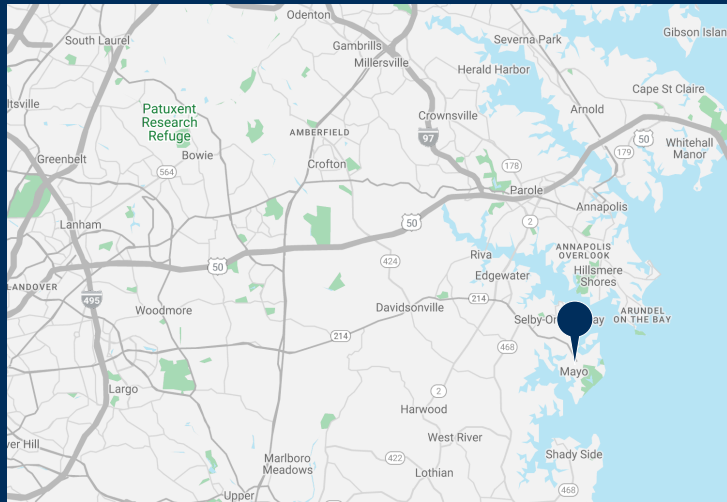
Site Plan



Cell Tower is not part of the property, but there is an easement for access to this parcel in rear of the property.

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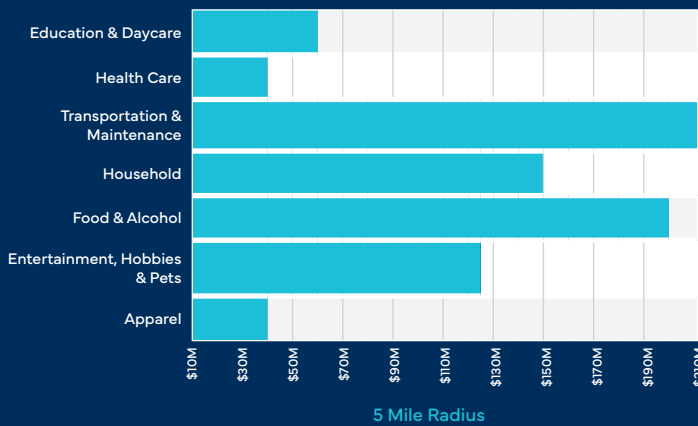
Location Overview



DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	7,627	52,164	150,433
Avg. Household Income	\$167,907	\$138,901	\$148,176

Consumer Spending



1246 MAYO ROAD

EDGEWATER, MD

Ryan Brassel

ryan@rossocre.com

C | 410.507.3144

Ross Westholm

ross@rossocre.com

C | 443.336.9855



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | www.RossoCRE.com

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