

FOR SALE

23.06 AC COMMERCIAL PROPERTY

1730 OCEAN GATEWAY TRAPPE, MD 21673

SALE PRICE \$1,450,000

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REALTY**



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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 Cambridge, this versatile property features 2 ingress / egress points and is zoned Limited Commercial (LC), which is characterized by low intensity commercial neighborhood-oriented businesses. There is existing well and septic in use on the property. This is a phenomenal opportunity to acquire significant acreage along Rt.50. Ready to revitalize or redevelop.

PROPERTY HIGHLIGHTS

- 500+ feet of direct frontage along Rt. 50
- 30,000+ AADT
- 2 ingress / egress along Rt.50
- Less than 2 miles from Cambridge, MD

OFFERING SUMMARY

Sale Price	\$1,450,000
Number of Buildings	4
Lot Size	23.06 AC
Building Size	8,074 SF



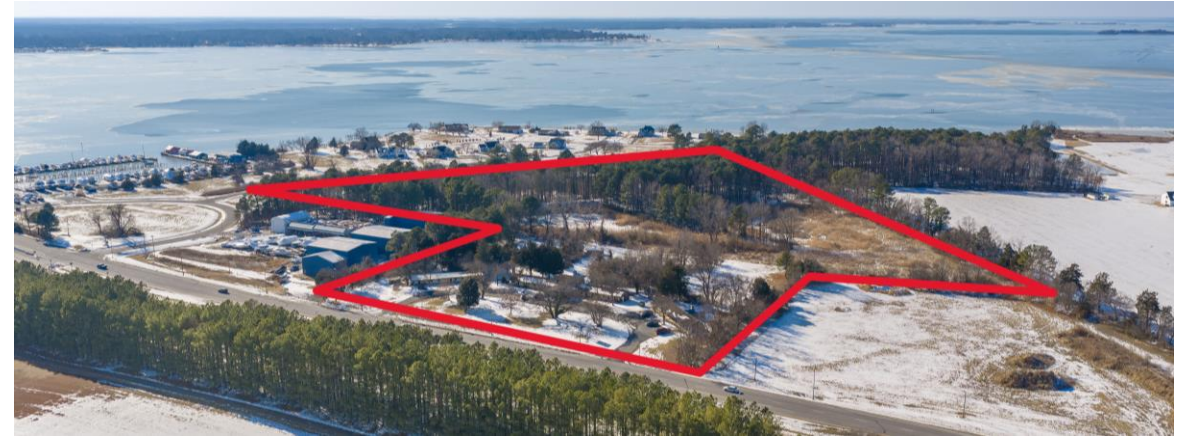
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