

SALE

Commercial Condominium w/ indoor pool

11022 NICHOLAS LANE- UNIT 1

Ocean Pines, MD 21811



PRESENTED BY:

ANDREW BALL

O: 410.543.2440 x118

andy.ball@svn.com

MD #36569

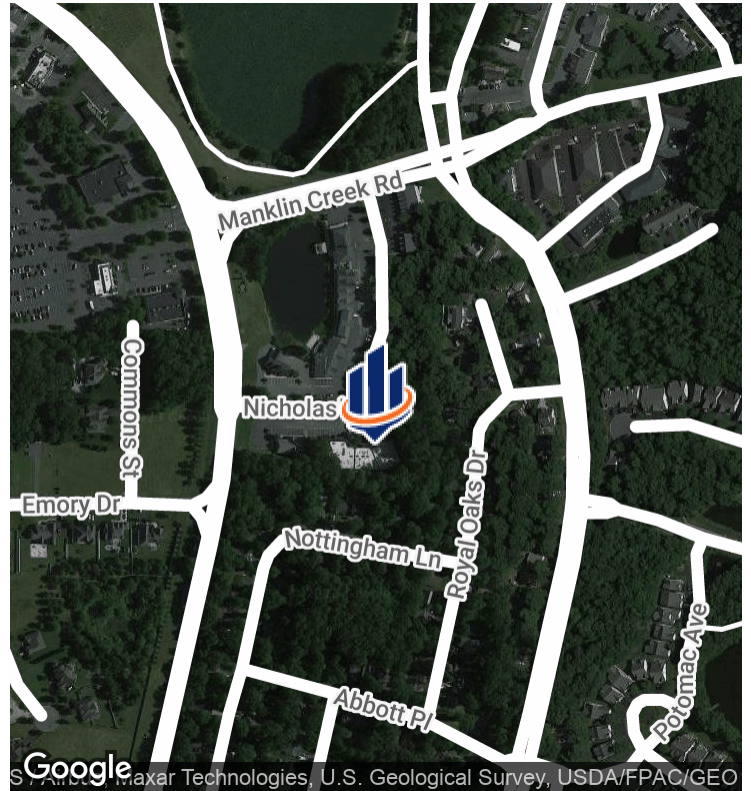
ALLISON CONICK

O: 410.543.2440 x114

allison.conick@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$735,000
BUILDING SIZE:	3,528 SF
AVAILABLE SF:	3528
PRICE / SF:	\$208.33
RENOVATED:	2022
ZONING:	Commercial
MARKET:	Easter Shore of MD and DE
SUBMARKET:	Ocean City/Ocean Pines, MD
APN:	56

PROPERTY OVERVIEW

Originally the home of Tidewater Physical Therapy and currently, Swim Fit Wellness, the business and commercial condominium are for sale separately or together.

PROPERTY HIGHLIGHTS

- Layout includes reception area, two private offices, large open spaces, two full bathrooms with connected changing rooms and indoor pool
- Completely remodeled in 2022
- Pool is 16' x 22' and is 3'6"-4' in depth
- Condo Fees are \$903.87/month and includes all exterior maintenance, landscaping, and trash pick up
- Business and all Furniture, Fixtures, and Equipment can be purchased for \$80,000

ANDREW BALL

O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK

O: 410.543.2440 x114
allison.conick@svn.com

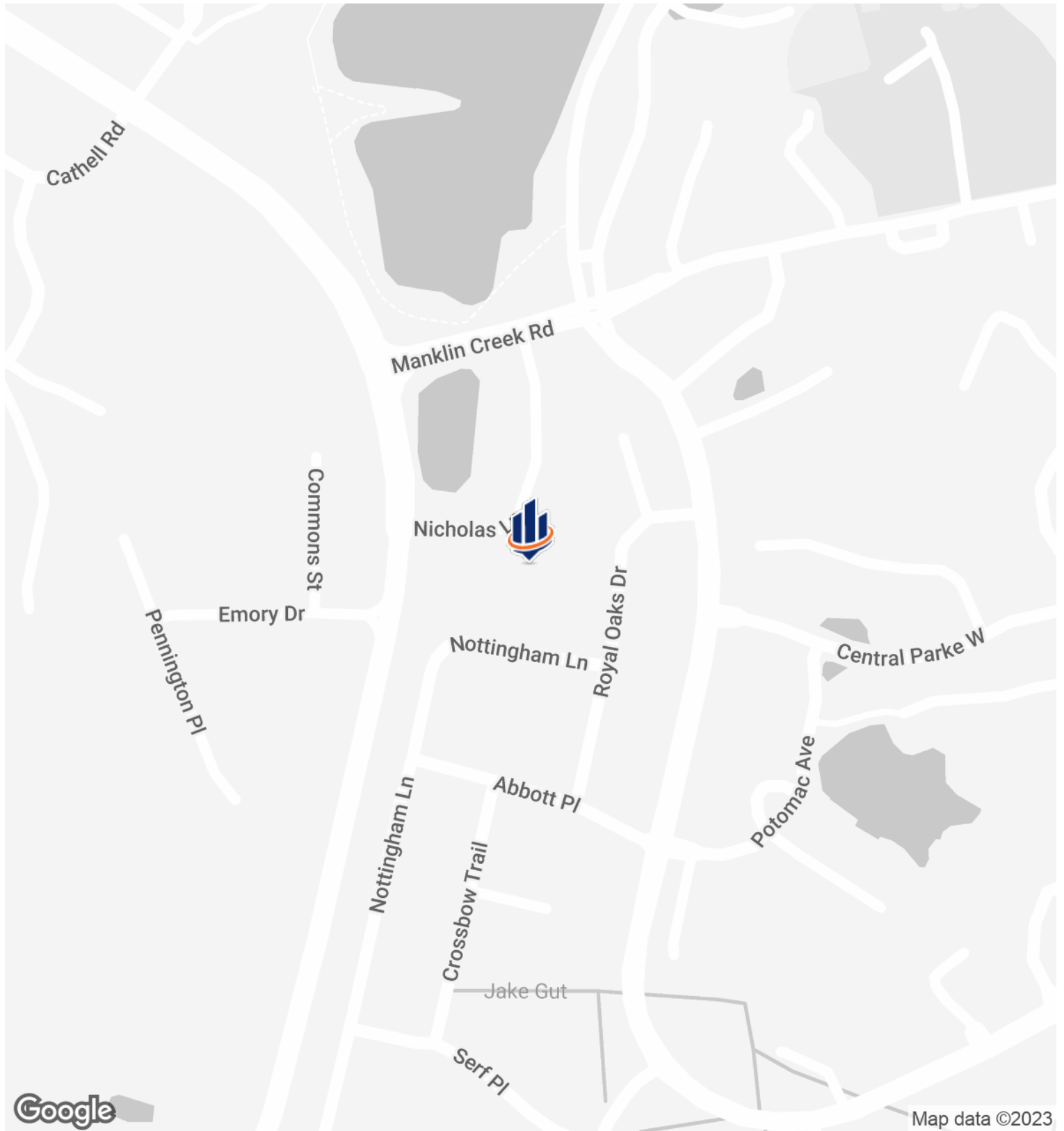
ADDITIONAL PHOTOS



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

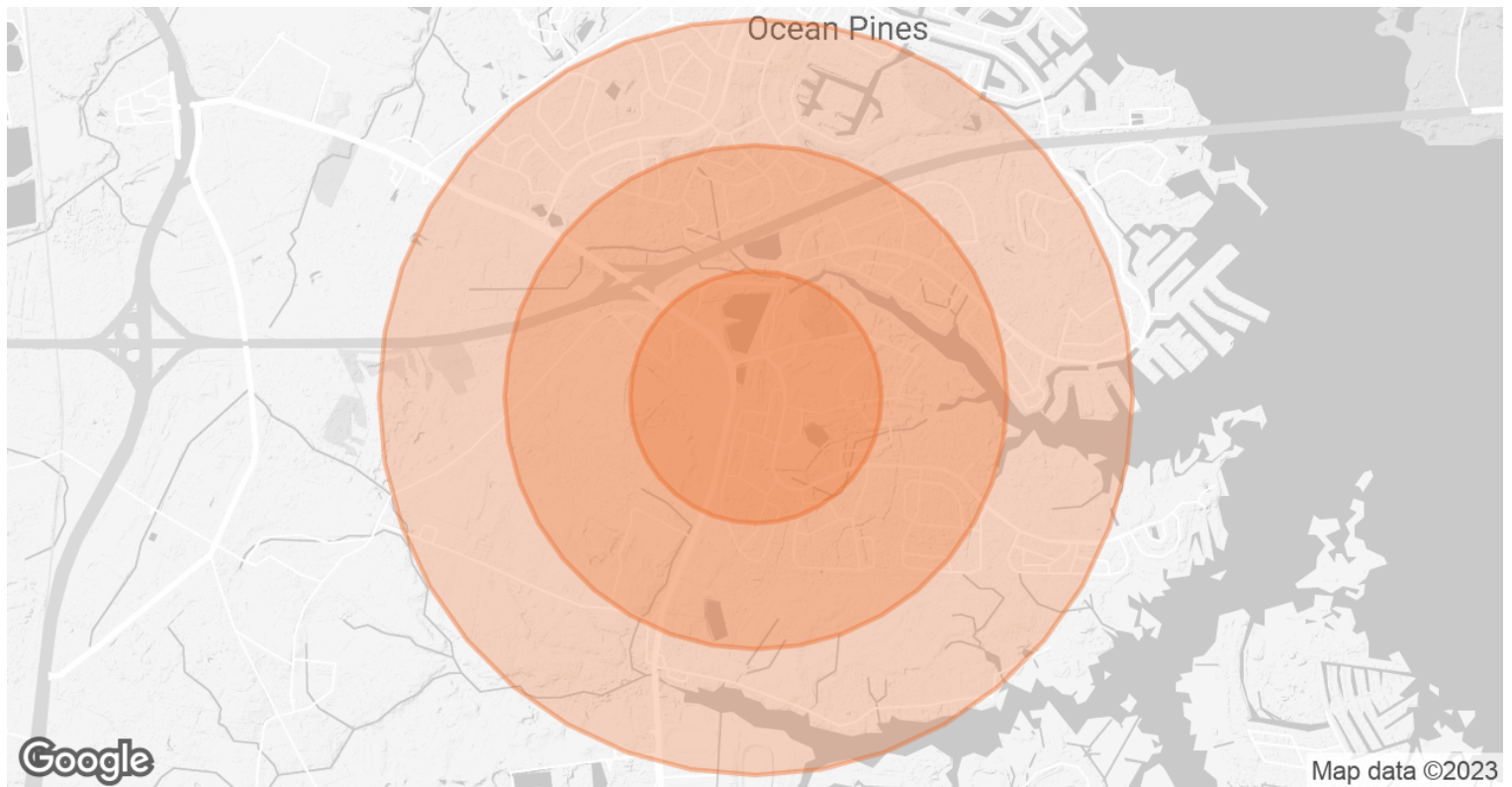
LOCATION MAP



ANDREW BALL
O: 410.543.2440 x118
andy.ball@svn.com
MD #36569

ALLISON CONICK
O: 410.543.2440 x114
allison.conick@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,052	4,457	8,474
AVERAGE AGE	58.9	57.0	58.0
AVERAGE AGE (MALE)	54.5	53.3	55.7
AVERAGE AGE (FEMALE)	63.7	62.1	61.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	611	2,656	5,338
# OF PERSONS PER HH	1.7	1.7	1.6
AVERAGE HH INCOME	\$73,606	\$68,384	\$65,594
AVERAGE HOUSE VALUE	\$283,149	\$264,055	\$269,632

* Demographic data derived from 2020 ACS - US Census

ANDREW BALL
 O: 410.543.2440 x118
 andy.ball@svn.com
 MD #36569

ALLISON CONICK
 O: 410.543.2440 x114
 allison.conick@svn.com