



GOLD AND COMPANY, LLC

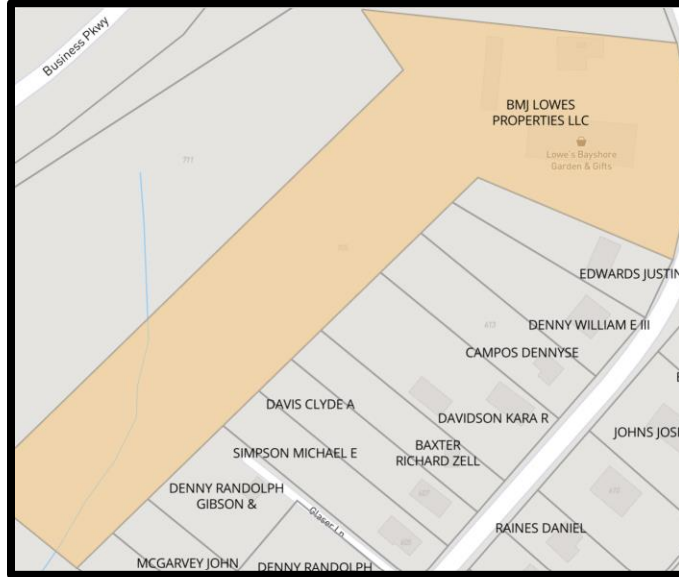
*Commercial Real Estate in the Baltimore Metropolitan Area
5601 Newbury Street
Baltimore, MD, 21209
410-578-1300
www.Goldcommerical.net*

MIXED-USE COMMERCIAL PROPERTY FOR SALE

**703-705 Love Point Road
Stevensville, MD 21666**



The Opportunity:



Property Information:

- Total Buildings 8,050 sf
- Legal Description Map- 0048 Grid- 0024 Parcel- 0099 Subdivision - 4032
- Buildings Detail: 2,300 sf Retail Store, 3,950 sf Pole Barn & 1,800 sf Residential/Office
- Property Land Area: 5 Acres (~2.5 acres usable pending survey)
- Zoning: VC (Village Center- “mixed-use”)
- Parking: Open parking with dirt & gravel topped surface
- Construction: 1986

Business Opportunity:

- Established nursery and garden center in existence for over 55 years

Property & Location:

- The Property is located in Stevensville on Kent Island in Queen Anne’s County, Maryland.
- The site is very accessible with proximity to Route 50.
- The location is surrounded by a combination of large, older residential homes, as well as several commercial and industrial businesses, including Love Point Business Park.
- The site is also near Historic Stevensville to the west and both Kent Island High School & Old Love Point Park to the west.
- A portion of the 5 acres may be wetlands and not usable.
- Well and septic (public water and sewer not currently extended to Property)



Pricing

- Asking Sale Price
 - \$3,000,000

Contacts

- Jim Chivers, Senior Vice President 443.928.7522
- Will McCullough, Vice President 410.292.2985

jim@goldcommercial.net
will@goldcommercial.net