

\$589,000 - 125 Prospect Dr, Sunderland

MLS® #MDCA2012048

\$589,000

0 Bedroom, 0.00 Bathroom, 6,500 sqft
Commercial Sale on 2.07 Acres

NONE AVAILABLE, Sunderland, MD

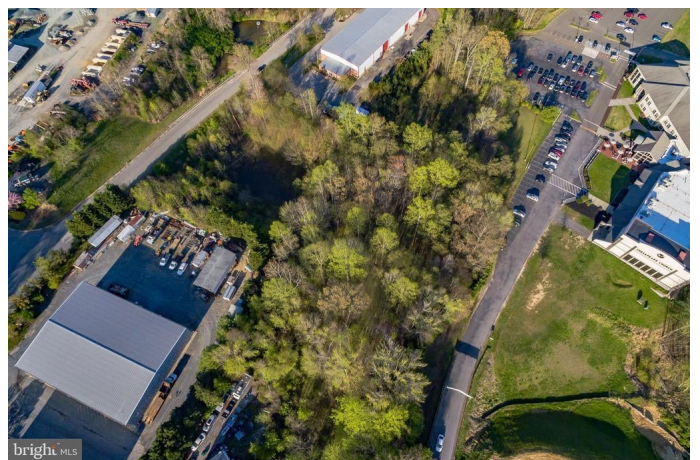
2+ ACRE COMMERCIAL PROPERTY
LOCATED PROMINENTLY ALONG THE
ROUTE 2/4 SPLIT IN CALVERT COUNTY,
MD! OWNER FINANCING AVAILABLE!!!!

This is a PRIME LOCATION - among an
existing industrial hub, adjacent to
well-established businesses including Morgan
E. Russell, Walton's Welding, Fabrication, and
Scheibel Construction. This property is zoned
for commercial light industrial which is ideal for
businesses requiring light industrial operations.

INCREDIBLE BUILDING POTENTIAL -

possibility to construct a 6500 square foot
building with use of existing plans & ample
space for parking and loading/unloading
docks. EXPEDITED PERMIT PROCESS!

Benefit from a streamlined permit process for
quicker construction. ENGINEERING PLANS
AVAILABLE: Full engineering plans for a 6500
square foot building are readily accessible.
BENEFIT FROM THE SAVINGS of utilizing
the seller's existing ENGINEERED
CONSTRUCTION PLANS, from well and
septic, to storm water management to building
plans. Permit renewal required: Although the
previous permit has expired, it can be renewed
to proceed with the construction. LOCATION,
LOCATION, LOCATION! This location benefits
from high visibility and exposure to the public
due to it's advantageous position along the
major commuter route 2/4 split. With over
32,000 commuters passing daily, businesses
established here can capitalize on the
significant daily traffic flow. This level of



exposure provides excellent opportunities for attracting potential customers and maximizing business visibility. Schedule your showing & appointment to review the property and plans today!

Built in 2023

Essential Information

MLS® #	MDCA2012048
Price	\$589,000
Bathrooms	0.00
Square Footage	6,500
Acres	2.07
Year Built	2023
Type	Commercial Sale
Sub-Type	Land for Commercial Use
Status	Active

Community Information

Address	125 Prospect Dr
Subdivision	NONE AVAILABLE
City	Sunderland
County	CALVERT-MD
State	MD
Municipality	Sunderland
Zip Code	20689

Interior

Heating	None
Cooling	Heat Pump(s)

School Information

District	CALVERT COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	June 29th, 2023
Days on Market	875
Zoning	I-1

Listing Details

Listing Office

RE/MAX One



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