

\$399,000 - 0 East Water Street St, Smithsburg

MLS® #MDWA2027842

\$399,000

0 Bedroom, 0.00 Bathroom,
Land on 8.40 Acres

MOUNTAIN SHADOWS, Smithsburg, MD

Prime Commercial Land for Development at
Busy Smithsburg Intersection

Property Description:

This expansive 6.97-acre vacant commercial parcel, situated at the bustling intersection of Highway 64 and 66 in Smithsburg, Maryland, offers an excellent opportunity for commercial development. The property, bisected by E. Water Street, is zoned General Commercial (GC), making it ideal for a variety of commercial uses that serve the local community.

The parcel's location at a busy intersection ensures high visibility and easy access, crucial factors for any successful commercial venture. With 2.35 acres of usable land area, the property is well-suited for businesses such as retail stores, restaurants, office buildings, or service centers. The remaining land offers potential for parking, landscaping, or future expansion.

Equipment:

Zoning: General Commercial (GC)

Utilities Available:

Water

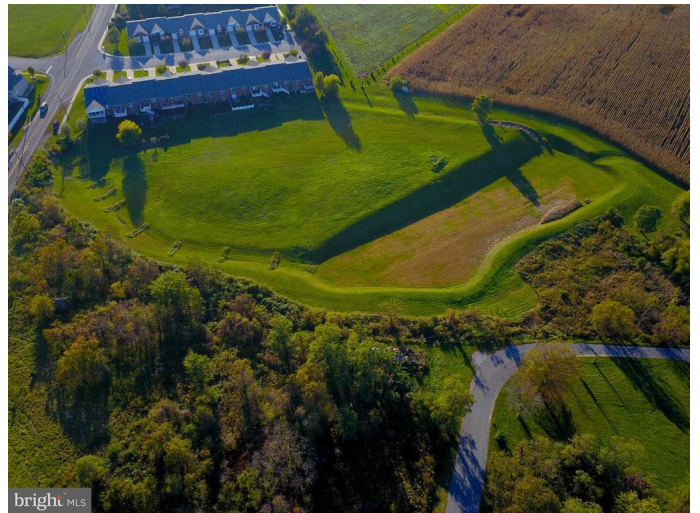
Sewer

Electricity

Telephone

Location Description:

Smithsburg, MD, is a charming town that offers



a blend of small-town atmosphere and accessibility to major urban centers. The property's strategic location at the intersection of Highways 64 and 66 makes it a prime spot for attracting both local and passing traffic. Smithsburg provides a supportive community with a robust local economy, ensuring a steady flow of customers for new businesses.

The town is known for its friendly residents, excellent schools, and beautiful parks, making it an attractive place to live and work. Nearby amenities include restaurants, shopping centers, and recreational facilities, enhancing the appeal of the property for potential customers and employees alike.

Investing in this commercial parcel in Smithsburg promises a profitable venture in a growing community with all the necessary utilities and infrastructure already in place.

Essential Information

MLS® #	MDWA2027842
Price	\$399,000
Bathrooms	0.00
Acres	8.40
Type	Land
Sub-Type	Land
Status	Active Under Contract

Community Information

Address	0 East Water Street St
Subdivision	MOUNTAIN SHADOWS
City	Smithsburg
County	WASHINGTON-MD
State	MD
Zip Code	21783

School Information

District	WASHINGTON COUNTY PUBLIC SCHOOLS
Elementary	SMITHSBURG
Middle	SMITHSBURG
High	SMITHSBURG SR.

Additional Information

Date Listed	March 26th, 2025
Days on Market	1
Zoning	CG

Listing Details

Listing Office	RG Realty, Inc.
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Listing information last updated on November 19th, 2025 at 6:45am EST