

# FOR SALE

\$950,000

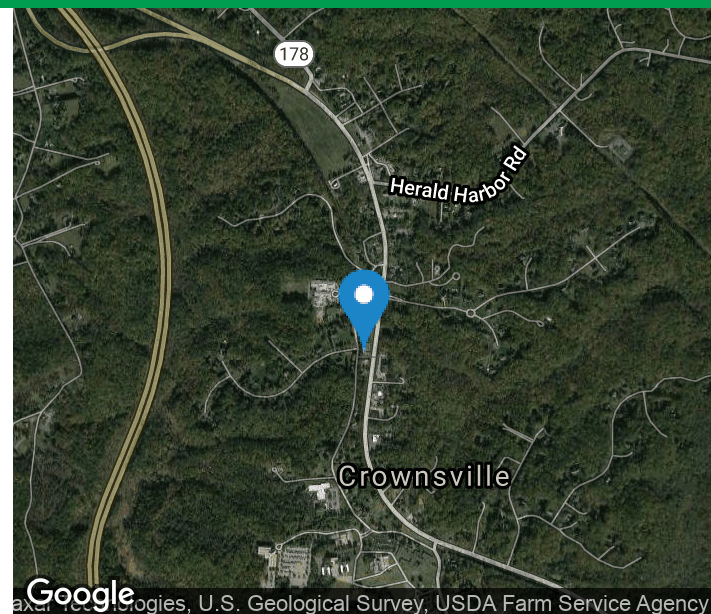
1320 Generals Highway | Crownsville, MD



## Commercial (C4) & Residential Property for Sale

### PROPERTY HIGHLIGHTS

- The property represents a unique opportunity for either an owner-user or investor.
- Site is currently improved with three separate structures that include: a fully-leased duplex, a single-family home and a 3,300 SF warehouse/workshop building with fenced in outdoor storage yard.
- The property is zoned RA, but is operating under a C4 non-conforming use designation.
- Versatile offering for a buyer to reside in the house, operate their business out of the warehouse and benefit from the passive income generated by the fully-leased duplex. Alternatively, an investor could secure long-term financing and generate income from three different revenue streams.



### For Information Contact:

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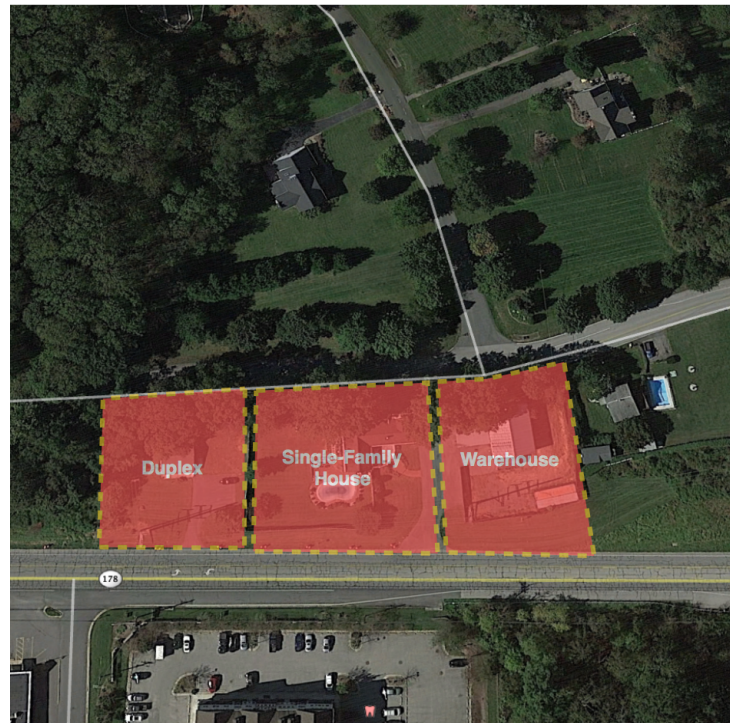
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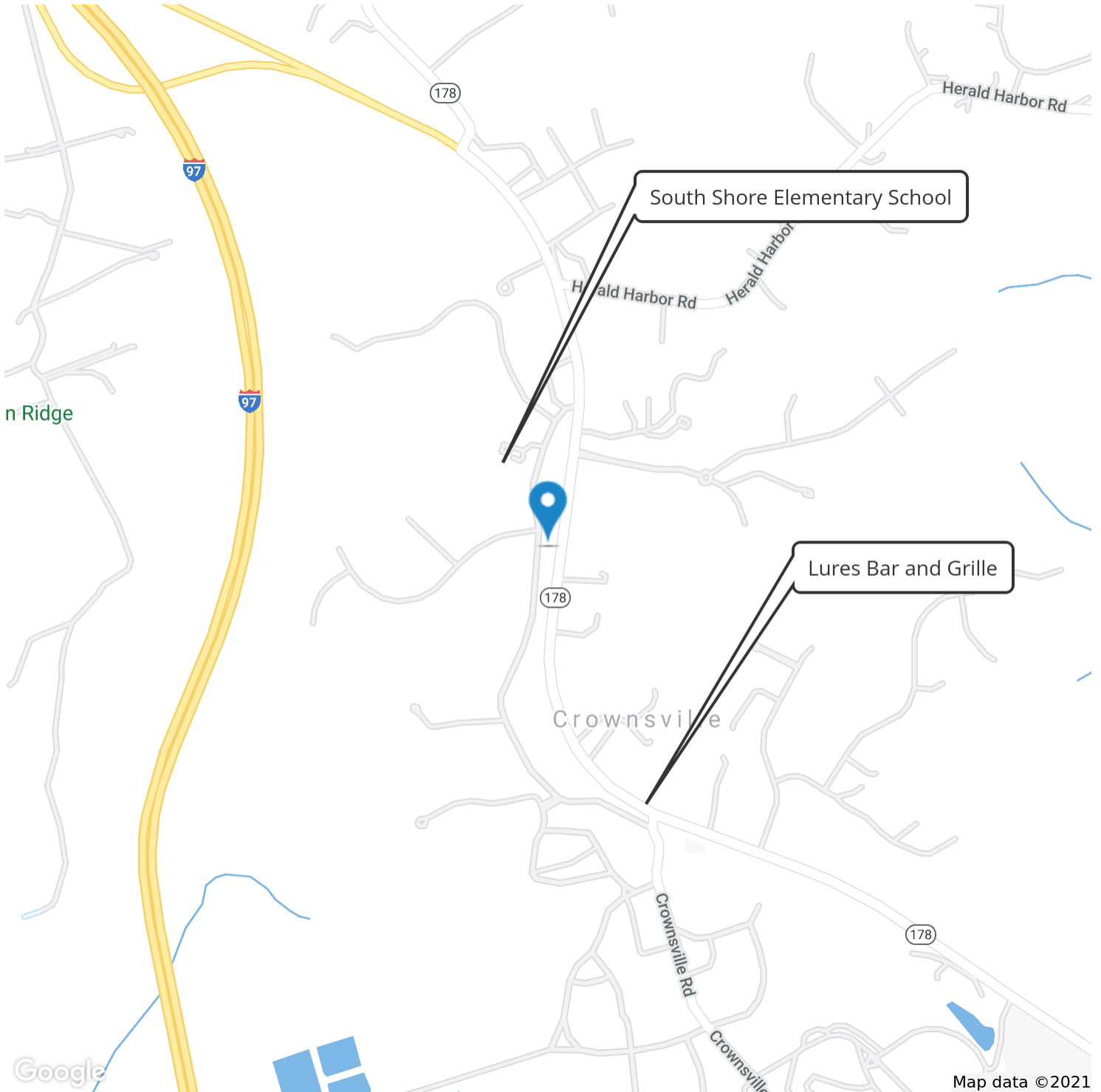
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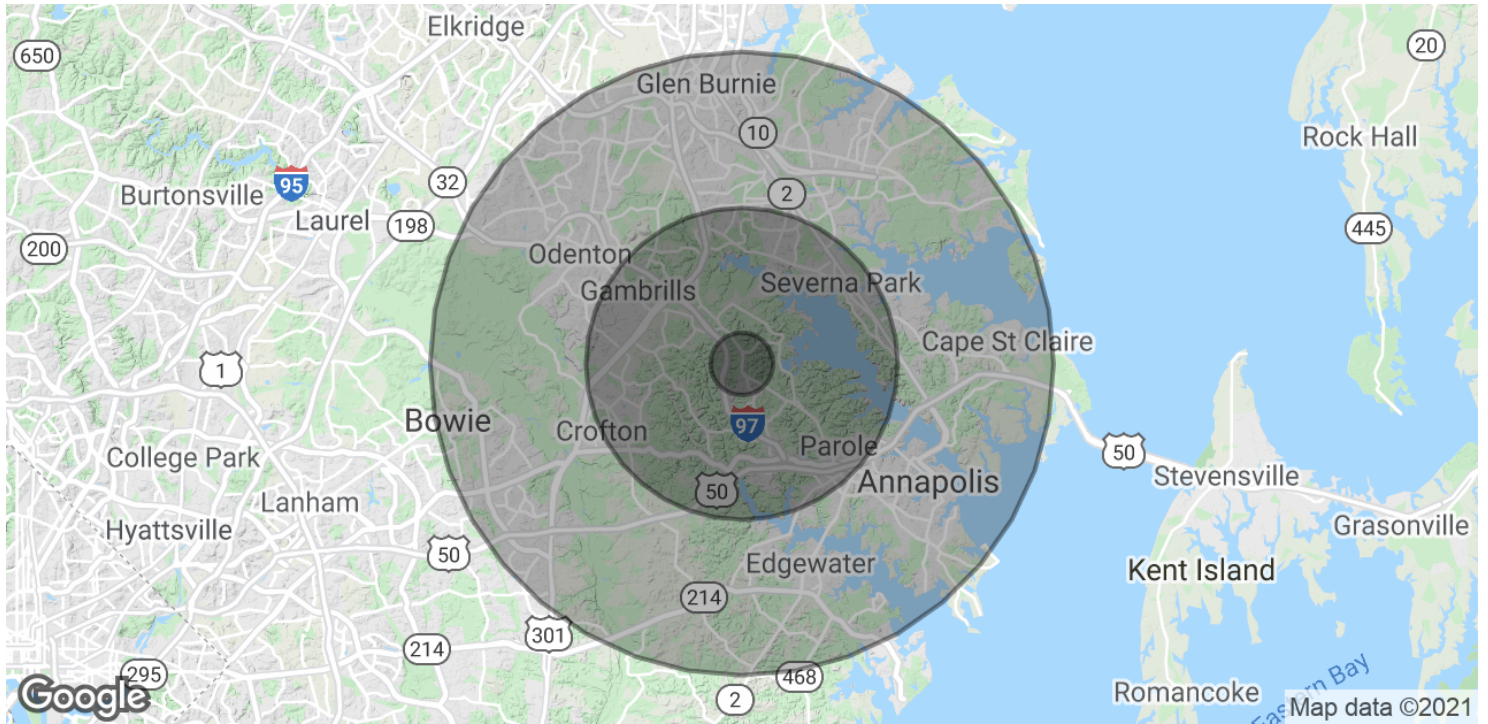
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,518	68,411	455,882
Average age	51.0	44.0	38.9
Average age (Male)	48.9	42.7	37.5
Average age (Female)	52.9	45.1	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	633	25,991	173,038
# of persons per HH	2.4	2.6	2.6
Average HH income	\$125,110	\$130,933	\$105,407
Average house value	\$505,268	\$545,443	\$470,773

\* Demographic data derived from 2010 US Census

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