

FOR SALE

Mamma Lucia By The Bay
8323 Bayside Road | Chesapeake Beach, MD



Turn-key Waterfront Restaurant for Sale



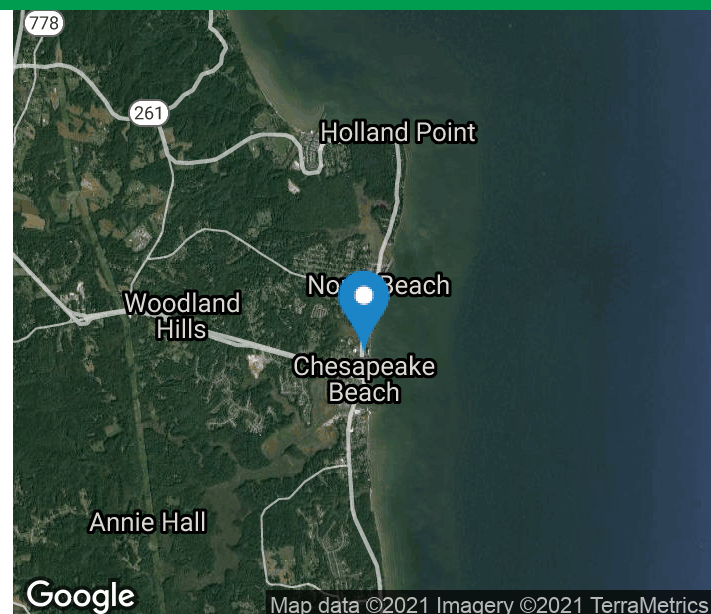
CALL FOR OFFERS
Offers Due By **March 31st**

MOTIVATED SELLER!

Waterfront Restaurant Property & Residential Land for Sale

PROPERTY HIGHLIGHTS

- The restaurant is located in Calvert County and nestled in the waterfront Town of Chesapeake Beach, Maryland.
- The 6,733 SF structure was built in 2017 and sits on the edge of the Bay overlooking the water.
- The turn-key facility offers indoor seating capacity for up to 341 guests, boasting two dining rooms, a full service bar, outdoor bar & deck, rooftop seating and an outdoor patio that is frequently used to host live music venues.
- Surplus land with potential for waterview residential development.



For Information Contact:

Dennis Murphy, Broker/Owner Joe Sera, Vice President
dmurphy@murphycre.com Jsera@murphycre.com
410.266.1113 x101 410.266.1113 x108

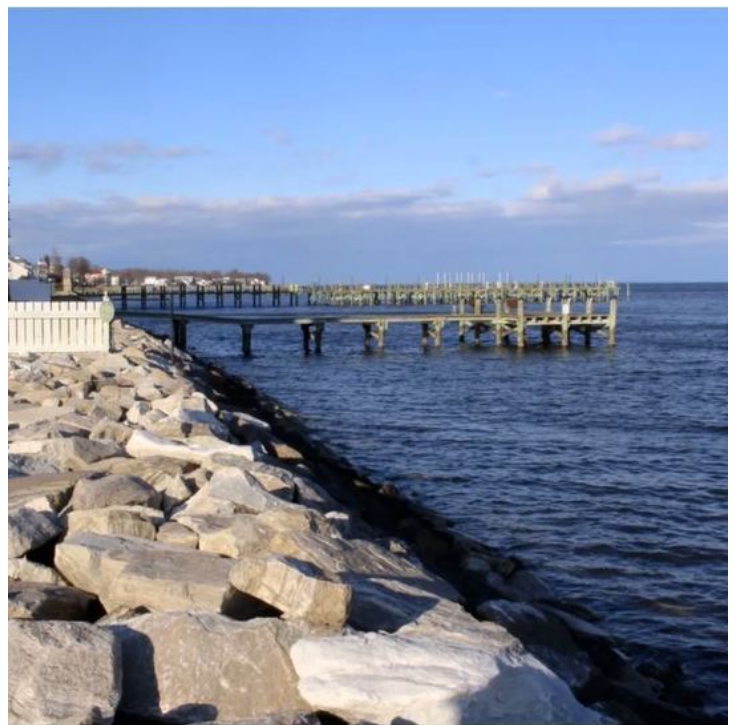
Murphy Commercial Real Estate Services | murphycre.com | Main 410.266.1113

8684 Veterans Hwy., Suite 203, Millersville, MD 21108

FOR SALE

Asking Price: \$3,100,000

8323 Bayside Road | Chesapeake Beach, MD



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Google

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LOCATION INFORMATION

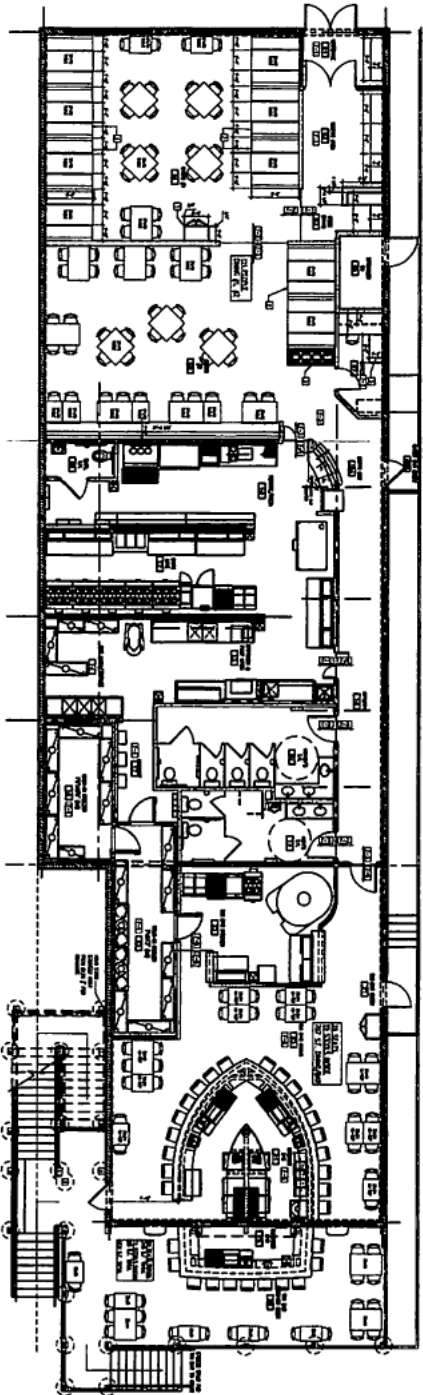
Building Name	Mamma Lucia By The Bay
Street Address	8323 Bayside Road
City, State, Zip	Chesapeake Beach, MD 20732
County	Calvert
Signal Intersection	No

BUILDING INFORMATION

Tenancy	Single
Year Built	2017
Acres	0.917
Sq. Ft.	6,733
Zoning	Residential, Medium-Density
Roof	Mansard with rubber membrane surface
Construction	Masonry w/ Stucco Finish
Sprinkler	Wet system and fire alarm
HVAC	Hot & cold package system
Sewer & Water	Public
Electricity	SMECO
Natural Gas	WGLC
Telephone	Verizon
Parking Spaces	47
Liquor License	Class "B" Beer, wine & liquor

ABOUT THE COMMUNITY

- Chesapeake Beach, in Calvert County MD, was founded by the Washington and Chesapeake Bay Railroad Company in 1894.
- The town serves as a popular resort and waterfront vacation destination on the Chesapeake Bay.
- Over the last 15 years the town has seen an influx of new residents, which has been supported by the development of upscale condominiums and waterfront homes.



1 FURNITURE / BUILT-IN FIXTURE PLAN

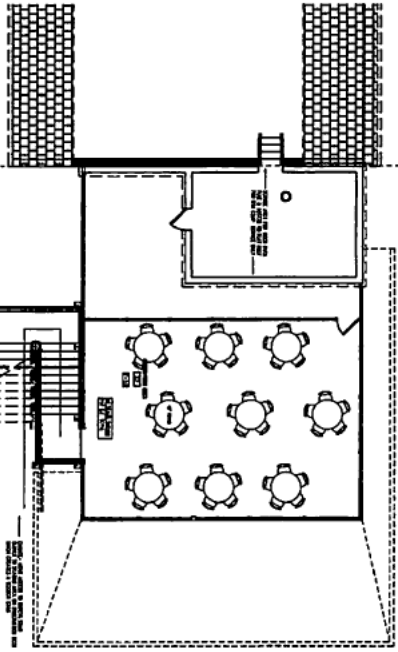
SCALE: 1/4\"/>

GENERAL NOTES

1. TABLE, SEAT, AND STOOL TO BE SUPPLIED BY OWNER. NUMBER AND SPACING NOT TO BE CHANGED.
2. ALL DIMENSIONS SHOWN FROM FACE UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS ON SITE AND CORRECT AS NECESSARY.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL TABLES AND SEATING.

PLAN NOTES

1. CHECK FOR ALL NOTES.
2. CHECK FOR ALL NOTES.
3. CHECK FOR ALL NOTES.
4. CHECK FOR ALL NOTES.
5. CHECK FOR ALL NOTES.



2 DECK ABOVE TIKI BAR

SCALE: 1/4\"/>

3

COUNTY APPROVAL STAMP

MAMMA LUCIA'S ON THE BAY - CONSTRUCTION PERMIT

8323 BAYSIDE ROAD
CHESAPEAKE BEACH, MD 20732

A-103

FURNITURE & FINISHES PLAN / NOTES

DAVID DENNE
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