

# Vacant land - FRUITLAND, MD

## 28422 Old Eden Road, Fruitland, MD, 21826

Offered at \$300,000

THERE IS A COMPLETE PROFESSIONAL BROCHURE ON THIS PROPERTY AVAILABLE WITH SURVEYS. ASK YOUR LISTING AGENT FOR THE LINK. This 11.97-acre parcel fronts on the Westerly side of Old Eden Road and has a frontage on Old Eden Road of 443 feet. This 11.97-acre property is a subdivision of a larger 23.17 -acre parcel (also available for sale) and will require a subdivision survey to be completed to convey it. The property is zoned Wicomico County I-2 Heavy Industrial. The property has 443 front feet of access on Old Eden Road. The site is perfect for a variety of I-2 Heavy Industrial uses. See copy of zoning code attached. Please note the property has not been perked. Power Delivery: Standard 220V line power is currently available to the site off Old Eden Road. The Seller is currently discussing adding a heavy-duty 3-Phase power access option to the Site via Choptank Electric. Please note this property is not perked for a septic system, nor has a perk been attempted. Given the general soil profile, chances are 50/50 at best that a septic system can be placed on this property. If a septic system is needed for on-site bathroom facilities a buyer can do their own testing, but no representations are being made that this property will perk for a septic system as a condition of sale

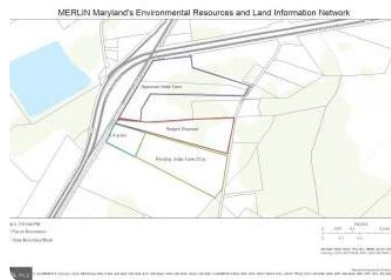
0 Bedrooms

0 Bathrooms

Unknown sqft sqft

11.97 acre (lot size)

Built: Unknown year



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vip@assist2sell.com

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