

# Commercial - CLEAR SPRING, MD



**168 Cumberland Street, Clear Spring, MD, 21722**

Offered at \$1,000,000

Income Producing Mixed-Use Property & Profitable Retail Liquor Store Business - (Motivated sellers just reduced price.) Unique opportunity to purchase this 3,584 SF mixed-use property and profitable retail liquor store business in downtown Clear Spring, Washington County, Maryland. In addition to the newly renovated liquor store, this property features 2 beautifully remodeled apartments, which are perfect as rentals or Airbnbs. Conveniently located less than a half-mile from Interstate 70, and only 6 miles south of White Tail Ski Resort. Profitable Retail Liquor Store (MAY BE PURCHASED SEPARATE FROM REAL ESTATE) - JJ's Corner Liquors is a locally owned and operated full-service liquor store, with a strong customer following, offering a wide variety of domestic, imported and craft beers; a full line of bourbon, whiskey, vodka, scotch and other types of spirits; and a vast assortment of local and imported wines. Additional services include five tap growler station, lottery, cigarette sales, and more. This newly renovated liquor store is laid out to perfection with a state of the art POS system, sales counter, ATM, coolers, shelving, display racks, and more. Situated on the corner of US Route 40 and MD Route 68 in downtown Clear Spring, JJ's has great visibility. In addition to street parking, there is a designated parking lot for JJ's customers. Conveniently located less than a half-mile from Interstate 70, and only 6 miles south of White Tail Ski Resort. YTD Gross Revenue (09/19/22): \$335,509 2021 Gross Revenue (P/Y 11/25/21): \$350,595 2020 Annual Gross Revenue: \$209,929 Furniture, Fixtures, & Equipment: Included in the asking price (security system does not convey) Inventory: Included in asking price, only if business is purchased with real estate. Don't miss this excellent opportunity to purchase this income producing property and profitable business, in a great location, with an impressive layout and a strong customer following!!

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.17 acre (lot size)

Built: 1890



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