

# Commercial - ABERDEEN, MD



**S Philadelphia Boulevard, Aberdeen, MD, 21001**

Offered at \$995,000



Over 3 + acres of land ready for building permits. Land is approved for a 3 story 36,000+ sqft building with 92 parking spaces. 382' Road Frontage on US Rt 40. Located in the "Enterprise Zone". Great Tax Benefits for new owner. Flat site requiring minimal site work. B3 Zoning in place. Uses include auto car wash, auto repair, convenience retail, day care center, hotel, medical services among others. Public Water and Sewer. Site has access from US Rt 40 and is close to retail (Wal Mart, Aldi, Lidl) and restaurants (Golden Corral, McDonalds, Pat's Pizza). Easement Agreements in place. Easy access to the main gate of Aberdeen Proving Grounds and Perryman distribution centers. Site is located 3 miles from new regional medical center currently under construction.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

3.33 acre (lot size)

Built: 2022

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No other photos  
Available



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