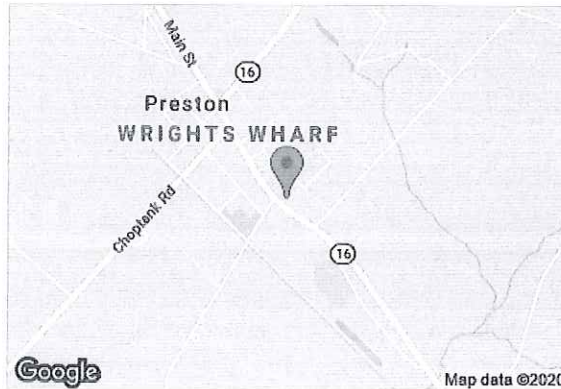


301 Main St, Preston, MD 21655 Active Commercial Sale \$550,000



1 / 1



Recent Change: 09/30/2020 : New Active : ->ACT

MLS #:	MDCM124508	Available SqFt:	26,111.00
Tax ID #:	0604014049	Price / Sq Ft:	237.07
Ownership Interest:	Fee Simple	Business Use:	Other
Sub Type:	Services	Year Built:	1975
Waterfront:	No		

Location

County:	Caroline, MD	School District:	Caroline County Public Schools
In City Limits:	Yes	Election District:	4
Municipality:	Preston		
Legal Subdivision:	TIDEWATER FARMS		

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$3,776 / 2019	Tax Assessed Value:	\$264,000 / 2020
County Tax:	\$2,833 / Annually	Imprv. Assessed Value:	\$181,200
City/Town Tax:	\$942 / Annually	Land Assessed Value:	\$82,800
Clean Green Assess:	No	Special Assmt:	
Municipal Trash:	Yes	Historic:	No
		Land Use Code:	104

Zoning: C2

Commercial Sale Information

Business Type:	Other	Potential Tenancy:	Single
Property Use:	Investment	Building Total SQFT:	2,320 / Estimated

Building Info

Building Units Total:	1	Construction Materials:	Brick
Building Total SQFT:	2,320 / Estimated	Total Loading Docks:	2
Foundation Details:	Slab	Total Levelers:	1
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT: 0.72a / 31,560sf / Assessor

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces	10	Features:	Parking Lot
Total Parking Spaces	10		

Interior Features

Interior Features: Accessibility Features: Entry Slope <1'

Utilities

Utilities: Heat Pump(s), Cooling Fuel: Electric, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Post office building in Town Of Preston. Five year lease starting 06/01/2020 with option for add'l 5 years. Tenant (USPS) pays taxes and utilities. Generates substantial lease amount. Has parking lot and DAV access. Owners pay for upkeep of the property including maintaining the mechanical systems. Idea investment opportunity.

Listing Office


Listing Agent:	Mark Lappen (131590) (Lic# 609445)	(410) 829-3803
Listing Agent Email:	mark.lappen@gmail.com	

Broker of Record: Cliff Meredith (51850)
 Listing Office: Meredith Fine Properties (ESFFP1)
 101 N West St, Easton, MD 21601
 Office Phone: (410) 822-6272

Office Fax: (410) 822-9288

Showing

Appointment Phone: (410) 829-3803

 - [Schedule a showing](#)

Showing Contact: Agent

Lock Box Type: None

Contact Name: Mark Lappen

Showing Requirements: Agent or Owner to be Present

Showing Method: In-Person Only

Directions: From Easton MD to Preston MD property on left

Compensation

Buyer Agency Comp: 2.5% Of Gross

Sub Agency Comp: 2.5% Of Gross

Dual/Var Comm: No

Listing Details

Original Price: \$550,000

Listing Agrmnt Type: Exclusive Right

Prospects Excluded: No

Listing Service Type: Full Service

Dual Agency: Yes

Sale Type: Standard

Listing Term Begins: 09/30/2020

Listing Entry Date: 09/30/2020

Possession: 61-90 Days CD

Owner Name: Russ Kenneth James Co Trustee Russ

DOM / CDOM: 2 / 2

Original MLS Name: BRIGHT

Expiration Date: 03/12/21

Lease Considered: No

Documents Available: Government Approved

[Click to Show Photos](#)

Property Type is 'Commercial Sale'
 County is 'Caroline, MD'
 Street Name And Suffix is like 'Main**'
 Status is one of 'Coming Soon', 'Active'
 Ordered by Status
 Found 4 results in 0.02 seconds.