



# HISTORIC OFFICE FOR SALE

111 HIGH STREET, SALISBURY, MD

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$149,500
Year Built:	1920
Building Size:	2,386 SF
Price / SF:	\$62.66

## PROPERTY OVERVIEW

2,386 square feet office building located in Salisbury;s Historic Newtown District. The first floor features two large executive offices, reception area, conference room, kitchenette and restroom. The second floor accommodates seven private offices along with rest rooms. There is attic and basement storage along with six available parking spaces in the rear.

## PROPERTY HIGHLIGHTS

- Easy Rt. 50 / Rt. 50 Access
- Private Parking
- Executive and Private Offices
- Extra attic & basement storage



# Exterior Photos



# 1st Floor Offices

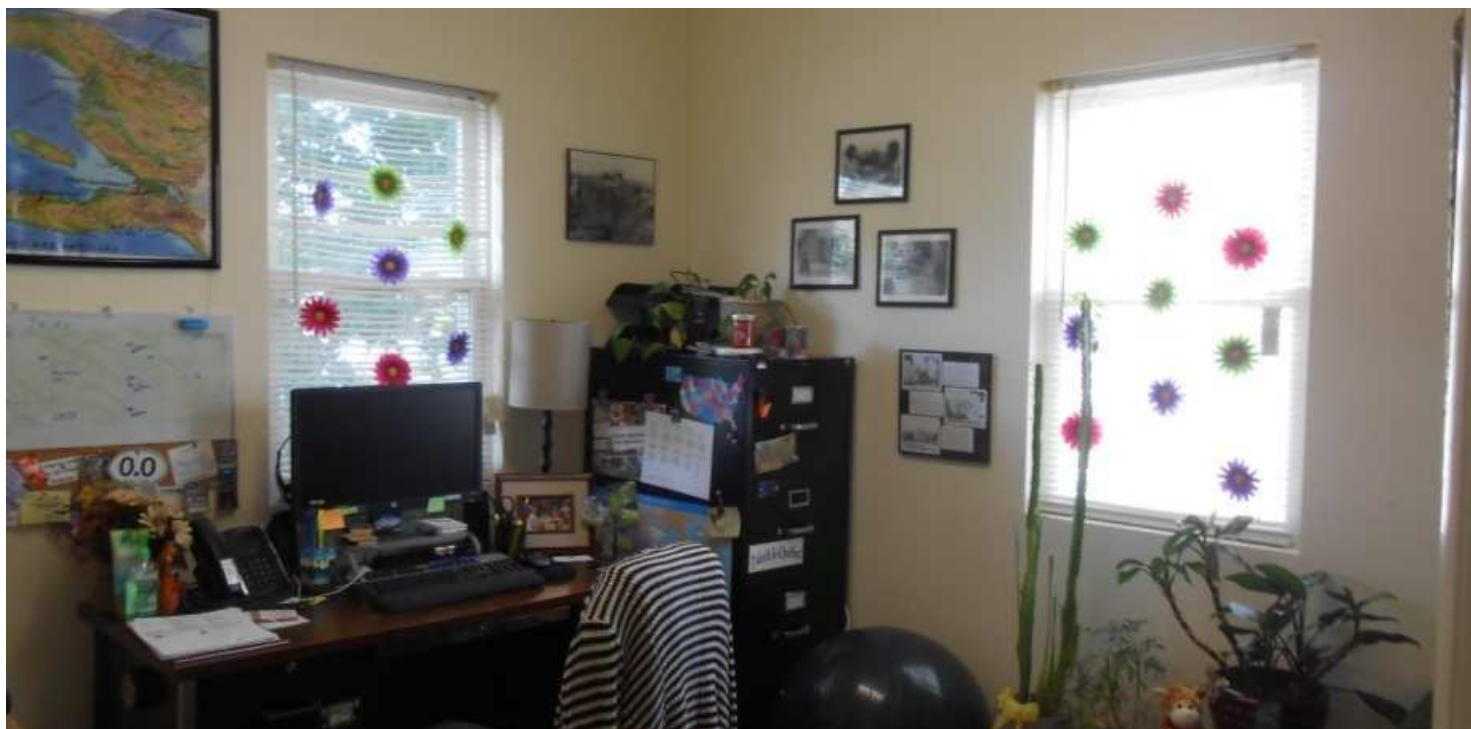




# Additional Photos

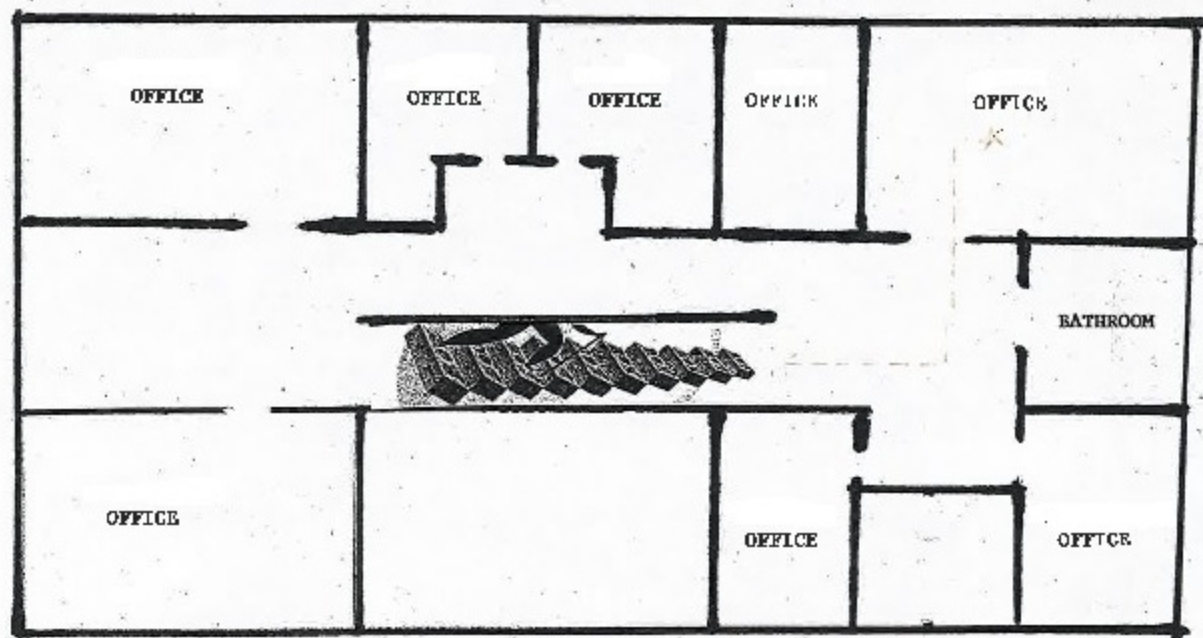


## 2nd Floor Offices





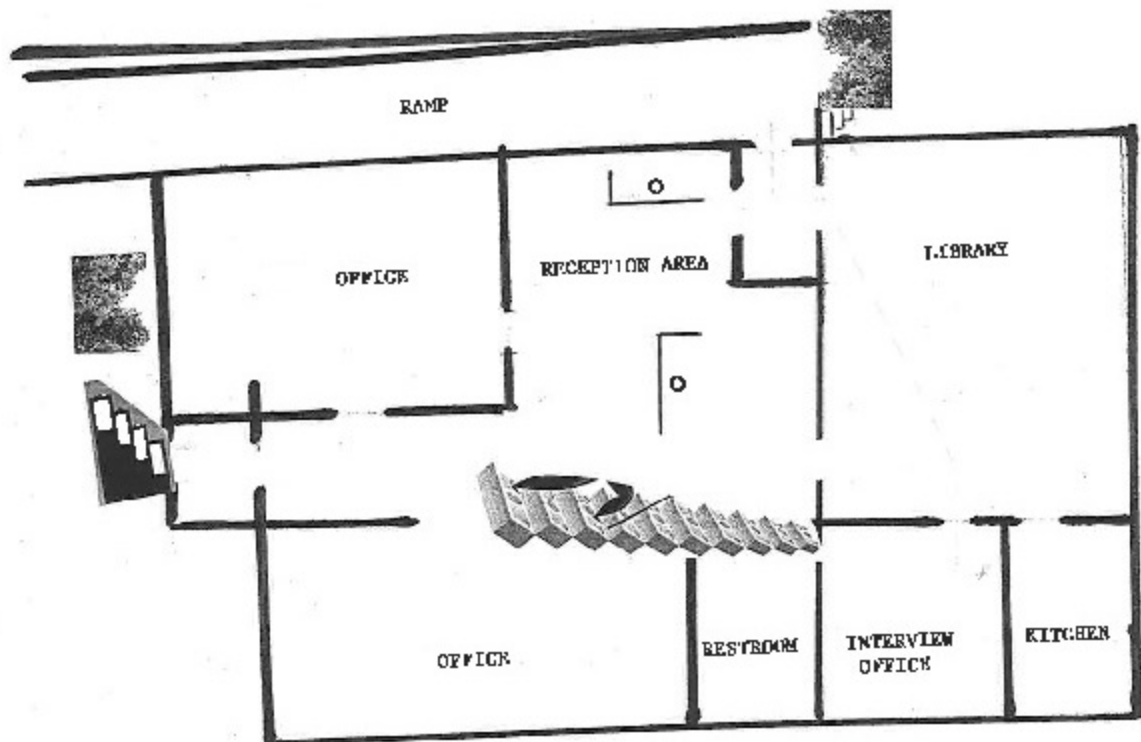




# EVACUATION PLAN

DOWN THE STEPS AND OUT THE FRONT DOOR!





## EVACUATION PLAN

## Chapter 17.84 - OFFICE AND SERVICE RESIDENTIAL DISTRICT

### 17.84.010 - Purpose.

The purpose of the office and service residential district is to recognize those areas of the city where there exists a mixture of office, service and residential use and to foster the continuance of these uses with special development standards designed to protect residential use within and adjoining these districts from any possible adverse effect from nonresidential uses. These districts are generally located close to the central business district along collector streets in older established residential areas or between residential and strip commercial areas. Retail sales with high traffic volumes, late hours of operation, noise, odor and other detrimental influences affecting residential use are not permitted within these districts. Uses are limited to business and professional offices, most of which are conducted within the existing large older residential structures; public buildings and churches; and other service-type uses. The office and service residential district provides for a gradual transition of use from commercial development in the central business district to the residentially developed areas along collector streets extending outward from the central business district and as a transition from the heavily developed strip commercial along Route 13 to the older residential areas. The following uses, referenced standards and area regulations have been developed based upon this purpose, which is in accord with findings and recommendations of the city's adopted land use element of the metro core comprehensive plan.

(Prior code § 150-33)

### 17.84.020 - Permitted uses.

Permitted uses shall be as follows:

- A. Apartments, up to four units, within a residential use building, or in a mixed use building including other uses permitted in the district.
- B. Care home;
- C. Church or other place of worship, in accordance with Chapter 17.220, excluding vehicle storage and maintenance;
- D. Day-care facilities for the elderly and handicapped;
- E. Dwellings:
  - 1. Single-family,
  - 2. Two-family, in accordance with Chapter 17.220.
- F. Group domiciliary care facility;
- G. Hairdresser shop;
- H. Office(s);
- I. Police station;
- L. Specialty shop;
- M. Studio;
- N. Travel agency.

(Ord. 1838 (part), 2002; prior code § 150-34)

(Ord. No. 2393, § I, 8-8-2016)



17.84.030 - Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Day-care center or nursery school, in accordance with Chapter 17.220;
- B. Utility substation, in accordance with Chapter 17.220.

(Ord. 1838 (part), 2002; prior code § 150-36)

17.84.040 - Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Cloister or clerical housing on the same property with a church or other place of worship;
- B. Family day-care home;
- C. Home occupation;
- D. Private garages and other accessory uses normally associated with residential use, such as, but not limited to, detached home workshop, swimming pool, cabana, greenhouse, private studio and boathouse, all of which shall be incidental to the use of the property as a residence;
- E. Storage of recreational vehicles and boats on residential lots, limited to two in any combination, in back of the front building setback line where such recreational vehicles and boats are for the use and enjoyment by the residents thereon;
- F. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- G. Day-care services for employees or patrons of an office or service use.

(Ord. 1838 (part), 2002; prior code § 150-37)

17.84.050 - Development standards.

Development standards for the office and service residential district shall be as follows:

- A. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
  - 1. Lot area: six thousand (6,000) square feet;
  - 2. Interior lot area: sixty (60) feet;
  - 3. Corner lot width: seventy-five (75) feet.
- B. Minimum yard requirements shall be as follows:
  - 1. Front: twenty-five (25) feet;
  - 2. Rear: thirty (30) feet;
  - 3. Side: ten feet; two required;
  - 4. Corner, side: twenty-five (25) feet.
- C. The height limitation shall be forty (40) feet.
- D. Parking shall be provided in accordance with Chapter 17.196, except where governed by established parking tax district regulations. All parking lots, excluding parking lots for one-and two-family residences, shall be covered with a dust-free material and be located between the front building line and the rear line. No equipment used in the conduct of a business shall be

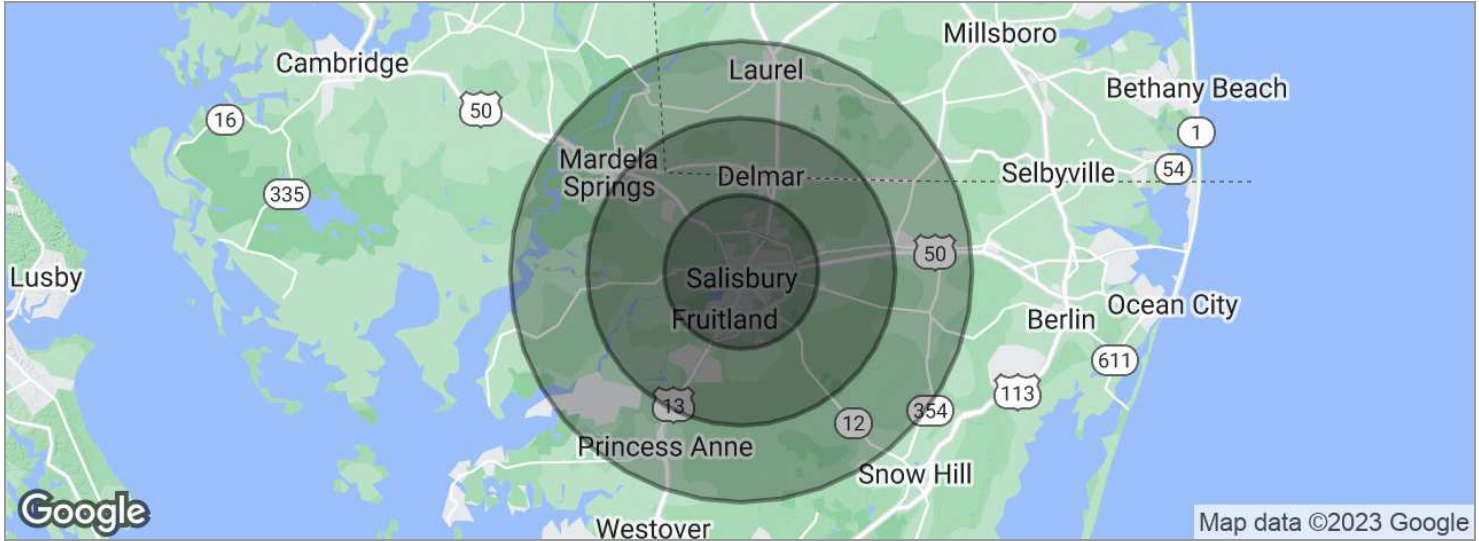
parked or stored on a lot, and no outside storage of trucks or vans used in the conduct of a business shall be permitted on a lot.

- E. No accessory building shall be constructed less than five feet from a rear or interior side property line or twenty-five (25) feet from a side corner lot line.
- F. Lighting. Lighting shall be designed so as not to throw a glare onto surrounding properties. Show or display windows shall not be lighted, and flashing lights are prohibited.
- G. Signs. See Chapter 17.216.
- H. Landscaping and screening. See Chapter 17.220. In addition to the requirements of Chapter 17.220, the following shall be required:
  - 1. All areas not devoted to building or required parking areas shall be landscaped as defined in Section 17.04.120 and maintained in accordance with Chapter 17.220.
- I. Any new building or renovation to an existing building shall be architecturally compatible with existing residences.

(Ord. 1838 (part), 2002; prior code § 150-38)



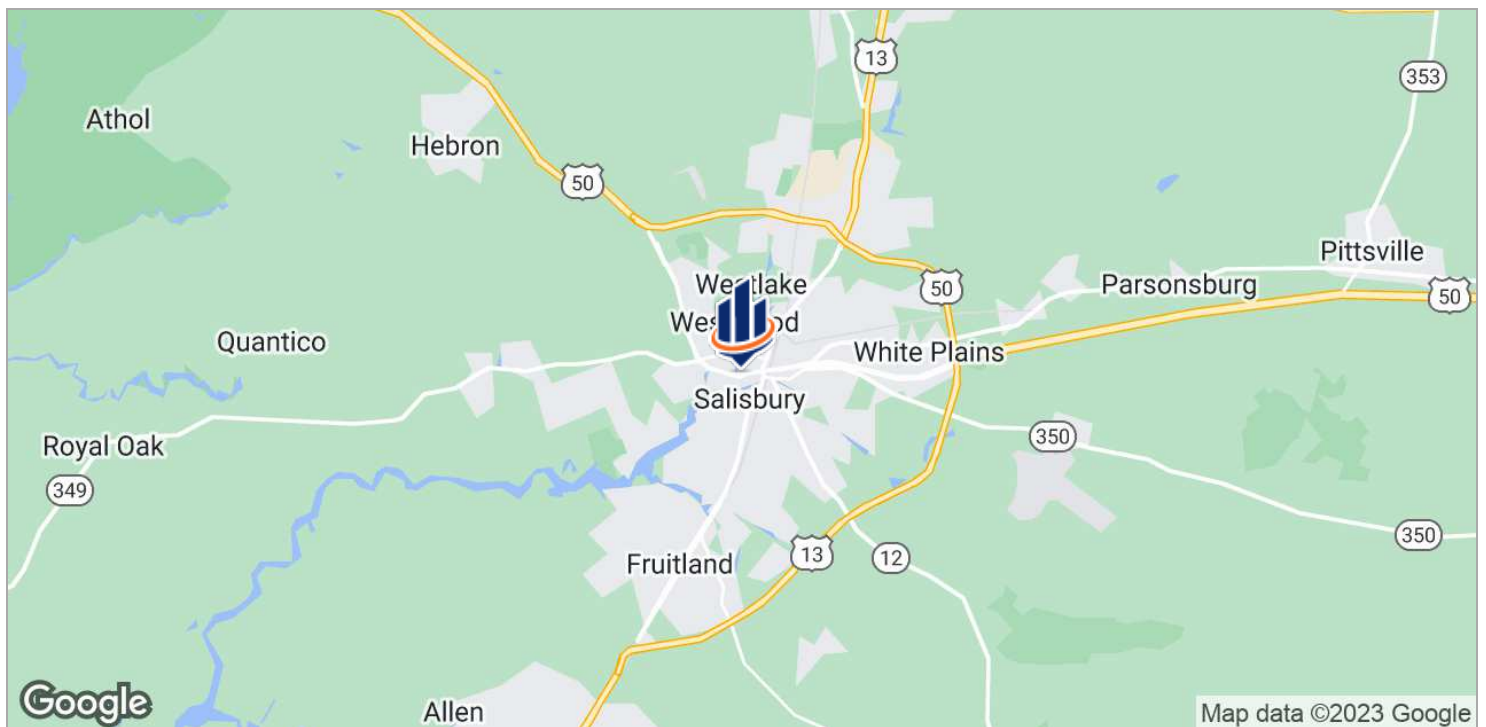
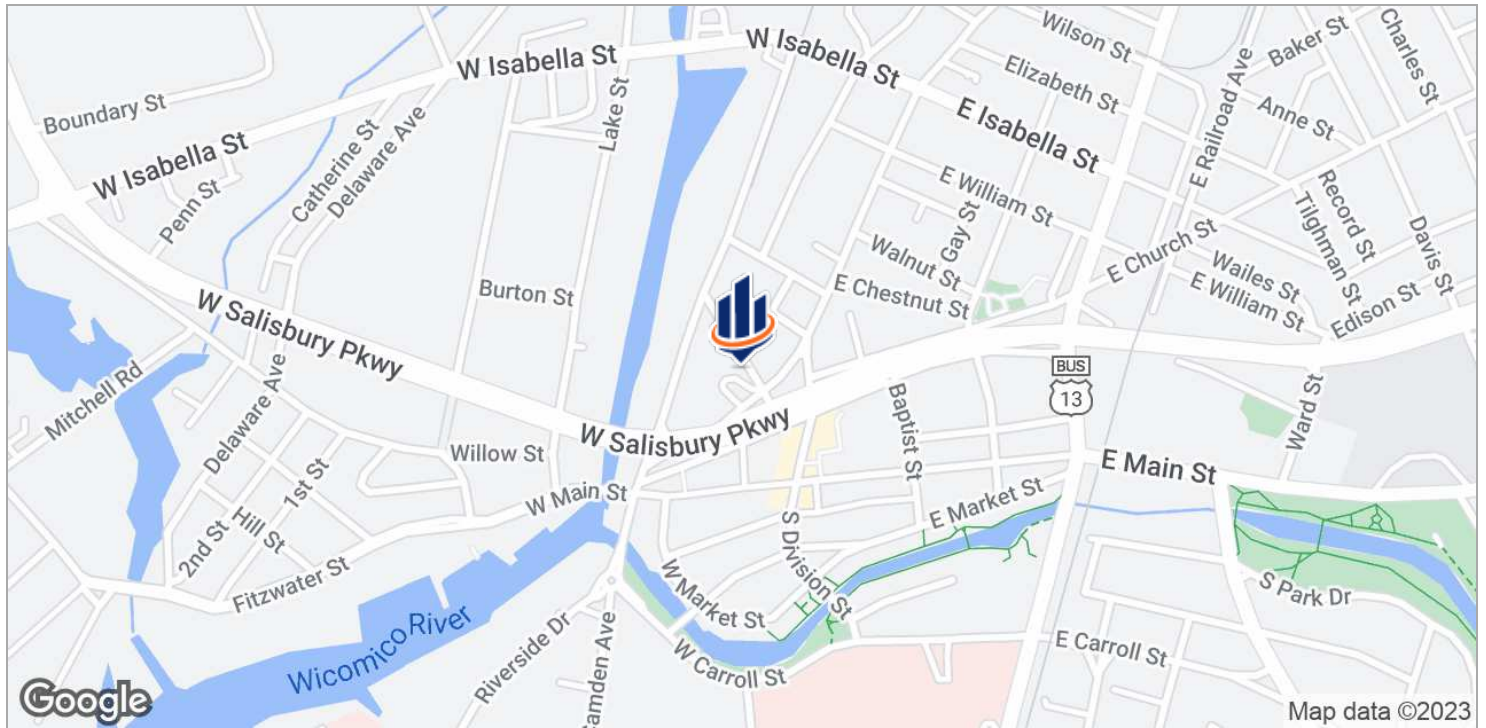
# Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	78,205	111,154	149,171
Median age	33.3	34.5	34.9
Median age [Male]	31.8	33.0	33.5
Median age [Female]	34.1	35.5	35.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	29,196	41,131	55,096
# of persons per HH	2.7	2.7	2.7
Average HH income	\$62,025	\$64,094	\$63,290
Average house value	\$205,706	\$214,248	\$216,402

\* Demographic data derived from 2020 ACS - US Census

# Location Maps





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.