

FOR SALE

314 MAIN ST

FORMER BANK IN HISTORIC MARDELA SPRINGS

Mardela Springs, MD 21837

PRESENTED BY:

ANDREW BALL

O: 410.543.2440 x118

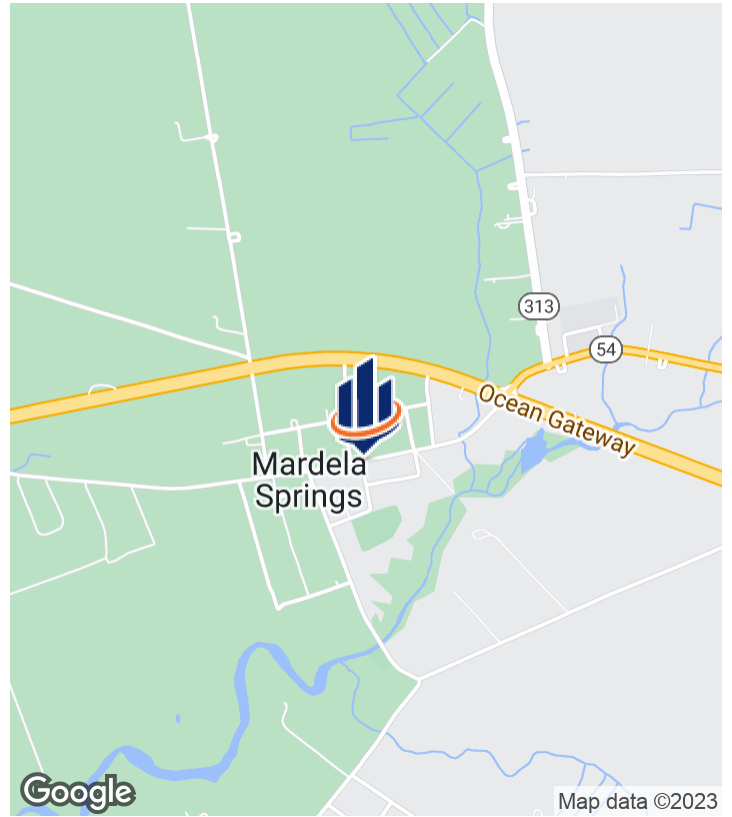
andy.ball@svn.com

RYAN FINNEGAN

O: 410.543.2440 x119

ryan.finnegan@svn.com





OFFERING SUMMARY

SALE PRICE:	\$115,000
BUILDING SIZE:	1,814 SF
PRICE / SF:	\$63.40
YEAR BUILT:	1920
ZONING:	VCD

PROPERTY OVERVIEW

Formerly operated as a PNC Bank now used as a craftsman's workshop, this building has great bones and many possibilities for the next user. Centrally located between Salisbury, Cambridge, and Seaford, the location provides the ability to easily service the entire Eastern Shore.

PROPERTY HIGHLIGHTS

- New HVAC
- Functional drive through window
- Two vaults
- Easy access from RT 50
- Original pressed tin ceiling in place

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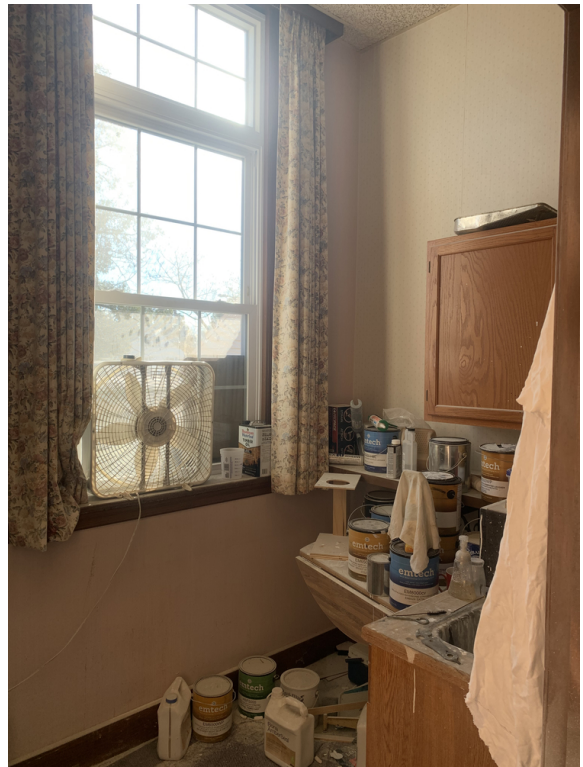
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SECTION III: MINIMUM DEVELOPMENT STANDARDS

a) Area Requirements

1) Each principal use, together with all accessory buildings and with a private on-site septic system and well shall be located on a lot of land having a minimum area as determined by the Wicomico County Health Department; but in no event shall any lot, herein after created in this district, have an area of less than _____ square feet.

2) Any existing lot, legally recorded by deed or plat of record at the time of enactment of this ordinance, shall be considered a minimum lot under the terms of this ordinance.

b) Setback Requirements

The following minimum setback requirements for front, rear and side yards shall apply to all buildings or structures in this zoning district.

1) **Front Yard Requirements:** Thirty (30) feet from the front property line, or Fifty-five (55) feet from the center line of Street, whichever is greater.

2) **Rear Yard Requirements:** Thirty (30) feet from the rear property line.

3) **Side Yard Requirements (Interior Lots) :** A total of two (2) side yards of ten (10) feet each.

4) **Corner Lot Requirements:** The front yard setback distance shall be maintained from all public Streets. Setbacks from private lanes or roads shall be a minimum of fifteen (15) feet.

c) Lot Requirements and Restrictions

1) All interior lots herein after established in this district by subdivision of existing lots shall have a minimum width of Seventy-five (75) feet at the Front Setback Line. All corner lots shall have a minimum width of One Hundred (100) feet measured along the front setback line.

2) At least two (2) off-street parking spaces, per family, shall be provided for each residence, and at least one (1) off-street parking space for each apartment and each guest room in this district.

3) No structure or building may be erected or built to a height exceeding thirty-five (35) feet: excluding television antennas and chimneys.

ARTICLE IV VILLAGE CENTER DISTRICT

SECTION I: PURPOSE

The purpose of this district is to provide development alternatives and to allow for neighborhood service establishments in those areas of the Town which have historically had a mixture of both residential and business uses.

SECTION II : USES

No building, structure or land shall be used, and no building or structure shall herein after be erected, structurally altered, or enlarged, except for one (1) or more of the following uses:

a) Uses permitted inherently:

- 1) Antique Sales**
- 2) Bed and Breakfast facilities of not more than four (4) guest rooms within one building or residence per lot.**
- 3) Bakeries**
- 4) Barber Shops & Hairdressers' Shops**
- 5) Business & Professional Offices: other than Medical / Dental offices**
- 6) Dwelling units above the first floor of commercial buildings: Limited to one (1) apartment.**
- 7) Residences:**
 - a) Single Family residence**
 - b) Two family Residence on a minimum lot of 22,000 sq. ft.**
- 8) Family Day Care Home: as defined in this ordinance.**
- 9) Banking Institutions: with site plan approval from the Town**
- 10) Home Occupations**
- 11) Home Offices**
- 12) Community Uses**
- 13) Churches, and Places of Worship**
- 14) Private Club hall or lodge building**
- 15) Restaurant: with off-street parking**
- 16) Public Cultural Facilities; Libraries, Museums, art Galleries, etc.**
- 17) Neighborhood Service Establishments**
- 18) Accessory Buildings / Uses**
- 19) Art / Photography Studios**
- 20) Essential Services: as defined in this ordinance, including Fire & Rescue facilities, Municipal offices, etc., with supporting activities.**
- 21) Gift Shops: including Flower Shops, Arts & Crafts Shops, and similar establishments.**

b) Uses permitted by Special Exception:

- 1) Cabinet Making Woodworking Shop**
- 2) Apartment Building:** as defined in this ordinance
- 3) Guest Rooms :** as defined in this ordinance
- 4) School, Nursery:** as defined in this ordinance
- 5) School of Special Instruction :** as defined in this ordinance
- 6) Care Home:** including Child Day Care not in a Family Day Care Home, and Nursing Homes for the Aged.
- 7) Medical / Dental Offices or Clinics**
- 8) Catering Establishments**
- 9) Residence, Multi-Family :** as defined in this ordinance
- 10) Cemeteries**
- 11) Temporary Circus / Carnival Grounds**

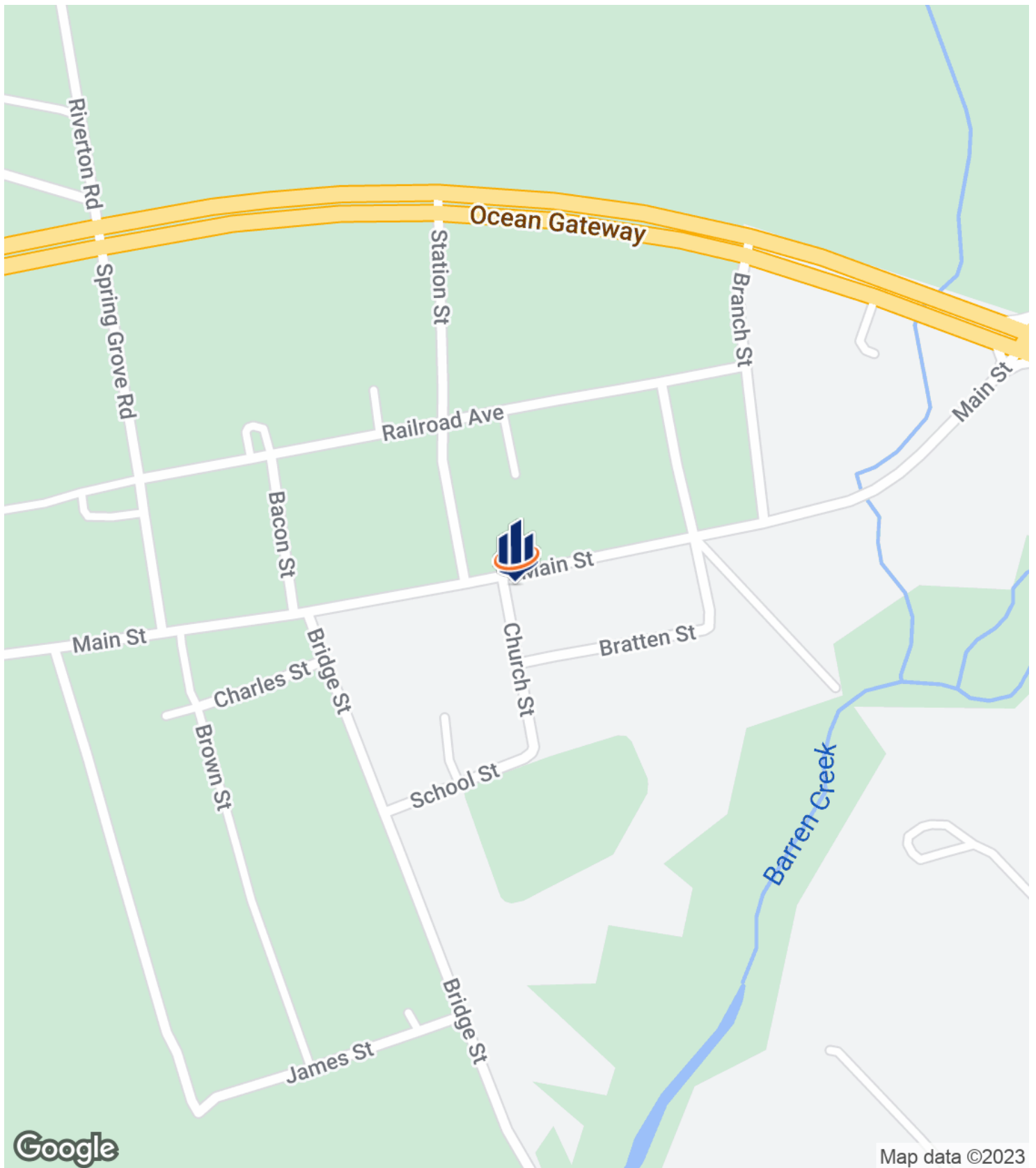
c) Accessory Uses and Buildings

- 1) Accessory uses, buildings and structures incidental to and associated with uses permitted inherently or by special exception ,provided that all such buildings, structures and uses are on the same lot as the principal use.**
- 2) Accessory residential buildings and structures, including but not limited to; private garages, detached home workshop, swimming pools, cabanas, greenhouses not larger than two hundred (200) square feet, private studios, boat houses, piers, etc. All accessory uses shall be setback a minimum of ten (10) feet from any adjoining lot line; they shall be incidental to the use of the property as a residence; and they shall be on the same lot as the residence.**

3) Accessory Apartment

Not more than one (1) apartment unit as an accessory use within a single-family residence or an accessory building on the same lot, provided that:

- a) The apartment shall be no larger than 50% of the square footage of the residence.**
- b) All parking for both the apartment and the single family residence shall be off-street.**
- c) No accessory apartment may be constructed or utilized on any property which also has guest rooms.**
- 4) Mobile residences or mobile offices may not be used as accessory structures on any lot.**



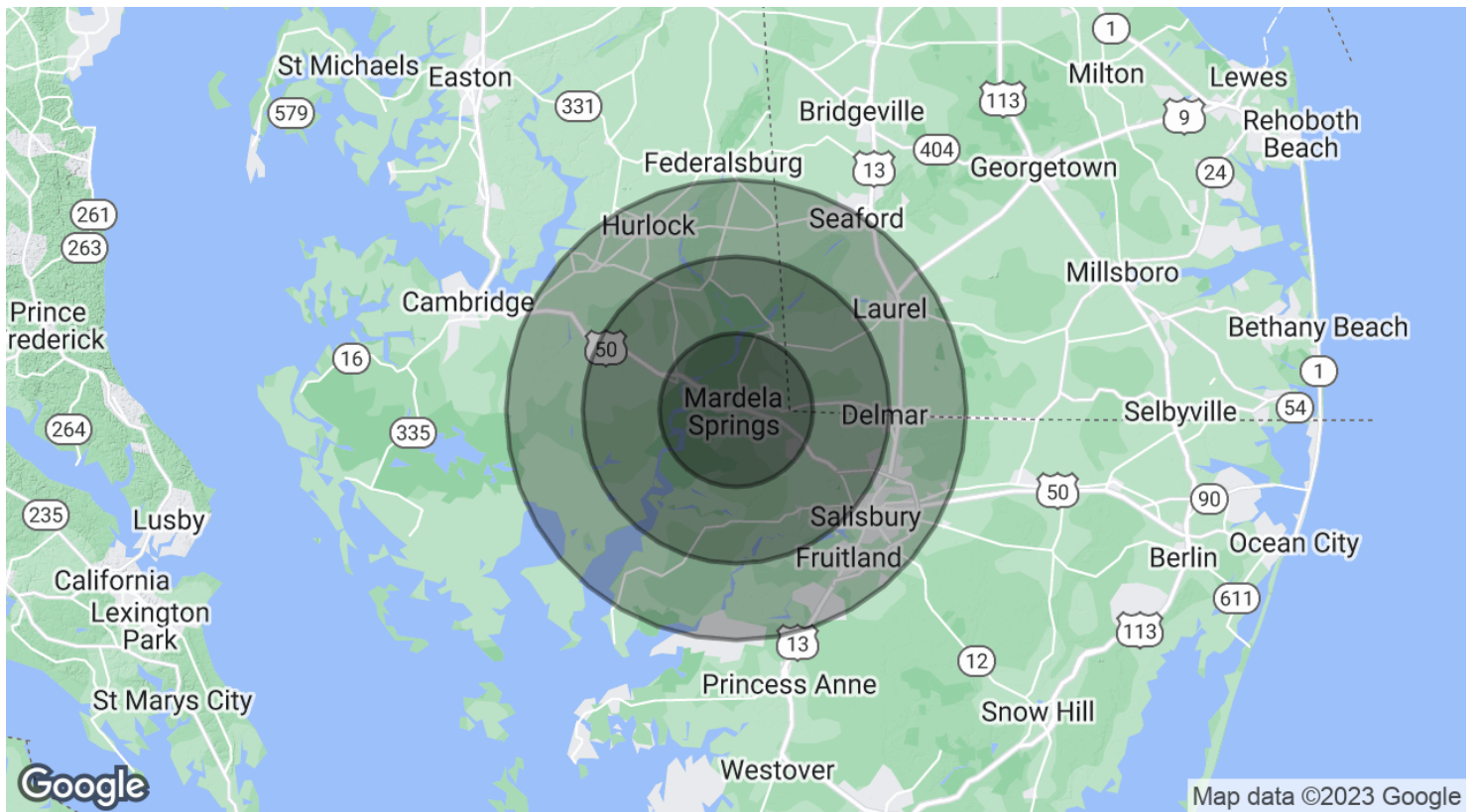
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POPULATION

5 MILES

10 MILES

15 MILES

TOTAL POPULATION	6,191	34,332	129,964
AVERAGE AGE	41.1	41.9	38.6
AVERAGE AGE (MALE)	39.4	40.4	37.7
AVERAGE AGE (FEMALE)	43.4	43.7	39.5

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

TOTAL HOUSEHOLDS	2,394	14,036	54,232
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$80,533	\$74,978	\$66,574
AVERAGE HOUSE VALUE	\$196,849	\$193,783	\$175,568

* Demographic data derived from 2020 ACS - US Census

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ANDREW BALL

Senior Advisor

andy.ball@svn.com

Direct: 410.543.2440 x118 | Cell: 410.422.3672

MD #36569

PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers.

Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season's Best Antiques, Taylor's BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS

National Association of Realtors

Maryland Association of Realtors

Coastal Association of Realtors

CPM Candidate- Commercial Property Manager

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Salisbury, MD 21801
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O: 410.543.2440 x119

ryan.finnegan@svn.com



RYAN FINNEGAN

Associate Advisor

ryan.finnegan@svn.com

Direct: 410.543.2440 x119 | Cell: 585.698.5198

PROFESSIONAL BACKGROUND

Ryan Finnegan is an Associate Advisor and Property Manager at SVN Miller Commercial Real Estate. Ryan joined SVN Miller part time in 2020 while studying at Salisbury University. In 2021, Ryan took a role in the Property Management division while earning his Maryland Real Estate License. Currently, Ryan manages a portfolio of commercial properties across the eastern shore in all asset types. Ryan's daily property management experiences give a unique perspective as an advisor to better evaluate and negotiate deals as well as forecasting capital and operating expenses and their effect on leasing and property values.

EDUCATION

Salisbury University, Perdue School of Business: Marketing, Professional Sales

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