

3147 Ocean Gateway Cambridge, MD Data Sheet

Tax ID Data: District: 14 - Account Number: 006141 - Dorchester County

Land Area: 1.47 acres.

Main Building: 3,408 sq ft. Masonry construction. Ceiling height in the office-retail area is 9-10 feet. Originally built in 1971. Fully renovated in 2011. Main building has a membrane roof installed 5 years ago. The roof warranty is for 20 years from installation and is transferable.

Warehouse Building: Approximately 1,100 sq ft with 10' x 10' secured overhead door access. Roof line height in the warehouse area is 11-12 feet. The warehouse and the retail office building are directly connected to each other. The warehouse area is insulated but is not conditioned.

Heat and Cooling: Main retail building has cooling via electric heat pump and heat via gas fired propane. Propane tank is in the rear of the building. Systems are represented to be in fully operational condition. Peninsula Oil & Propane is the service provider and owns the tank.

Electrical Service: Electrical Service is a single phase 200 Amp service. Delmarva Power is the service provider.

Phone and Internet Service: Comcast is the service provider for both

Water and Sewer: Water and sewer is via a well and septic system. These systems are represented to be in full working condition.

Electric LED Message Pylon Sign: This conveys with the property. The message control unit is in the main building.

Zoning: Dorchester County "B-2" General Business District. List of allowable uses under B-2 are in the Zoning document in the property website "Document" folder.

Traffic Counts: See ADT traffic count map in property website documents section. ADT Traffic count of vehicles passing by the property is approximately 30,000 vehicles per day.

Critical Areas: See the critical areas map attached in the documents section. A portion of the property is within the critical areas delineation. This does not affect the utility or use of the building in any way, but it is unlikely that any substantial expansion of the existing building footprint would be feasible within those areas.