



**CAMPBELL'S CABIN COTTAGES**  
10442 Racetrack Road, Berlin, MD 21811

**Great Investment Opportunity For Sale: \$339,000**

**Lisa Coleman, Commercial Division**



This outstanding commercial property sits directly on RT 589 (Racetrack Road). Parcel 106 & 70 combined is approximately 60,113 Square Feet, the family owned since 1952, vintage home of the Campbell's Cabin Cottages which has been serving vacations for over 50 years.

This wonderful property has remarkable development potential with 474 ft. approximately directly on RT 589 and connects with Adkins Road Spur. Because the property sits on a gradual curve in the road, there is great traffic exposure in both directions. The cottages are fully rented for the summer of 2017. Operate it as rental cottages until you are ready to develop.

Seasonal Rental Rented from May-September, 2017

County: 24 - Worcester

Legal Description for Parcel 0106 - 5550 SQ FT W SIDE OCEAN DOWNS ROAD, NE OF BERLIN

Map: 0021 - Grid: 0013 - District 03 Account Number: 010643

Property Land Area: 5,663 SF

Deed1: RHO /02357/00233

2016 County Tax: 3,985.32

Trash: Seasonal \$522.00 approximately Waste Management

Well Water, 2 Septic System, Holding Tank

Second Parcel:

Legal Description for Parcel 0070 - 1.25 ACS W. Side R-589 NE of Berlin

Map: 0021 - Grid: 0013 - District 03 Account Number 010651

Property Land Area: 1.2500 AC

Deed1: RHO /02357/00225

For more information, please contact: LISA COLEMAN

office: 410.524.1700 | cell: 301.793.4628 | email: lisa\_coleman\_landf@msn.com | website: lisacoleman.lnf.com

Licensed in MD & DE



®



**Structures:**

Four Cabins, One Trailer, Bathhouse and Shed

Cottage No. 1: 2 BDRM, Large Kitchen and Living RM Combo, and Toilet Closet.

Duplex Cottage: No. 2 & 3: 2 BDRM, Large Kitchen and Living Area and Toilet Closet

Cottage No: 4: 2 BDRM, Large Kitchen and Dining Area Combo, and Toilet Closet

Duplex Cottage: No. 5 & 6: One BDRM, Large Kitchen and Dining Area Combo, and Toilet Closet with Sink

Trailer: 1 ½ Bath, Full Kitchen with Dining Area, Large Living Room, 3 BDRM, and alcove office space in hallway

Bathhouse: 2 Separate Toilet & Sink, 2 Separate Shower Stalls

Large Shed

**COTTAGES**





COTTAGE INTERIOR



TRAILER



BATH HOUSE



SHED IN THE PTOPERTY



SHOWER





ACROSS THE STREET



BACK FACING ADKINS ROAD

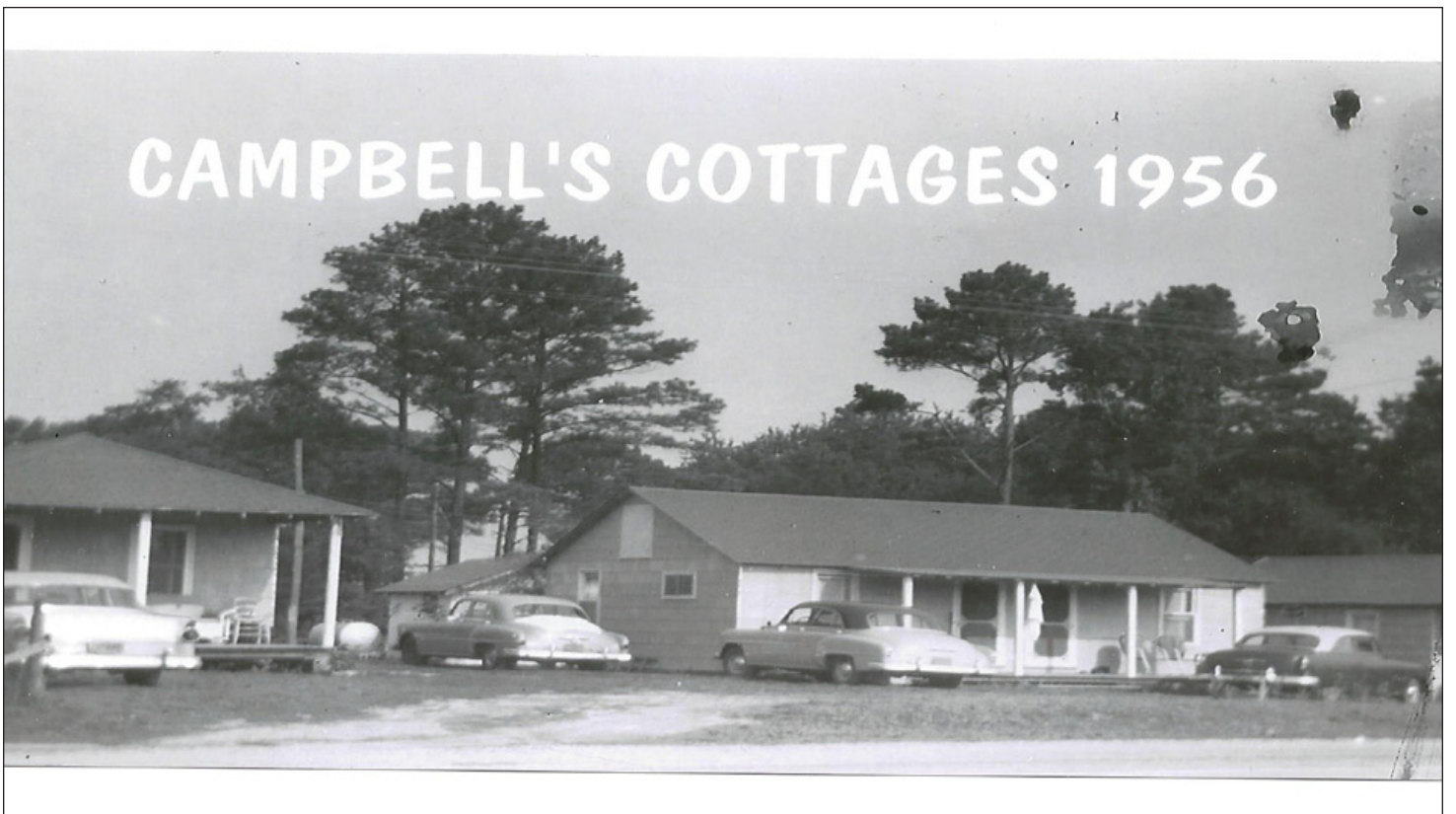
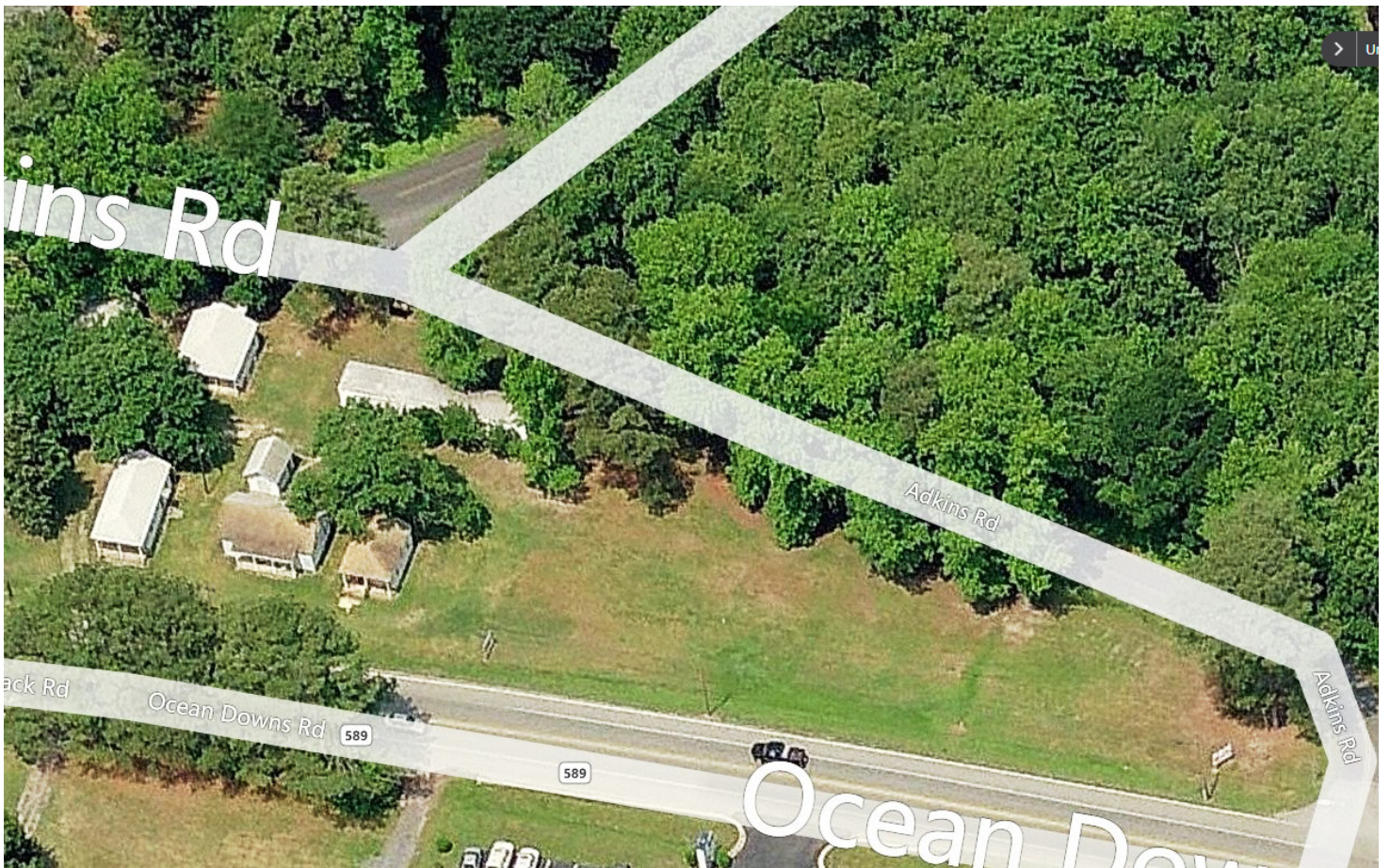


PROPERTY VIEW



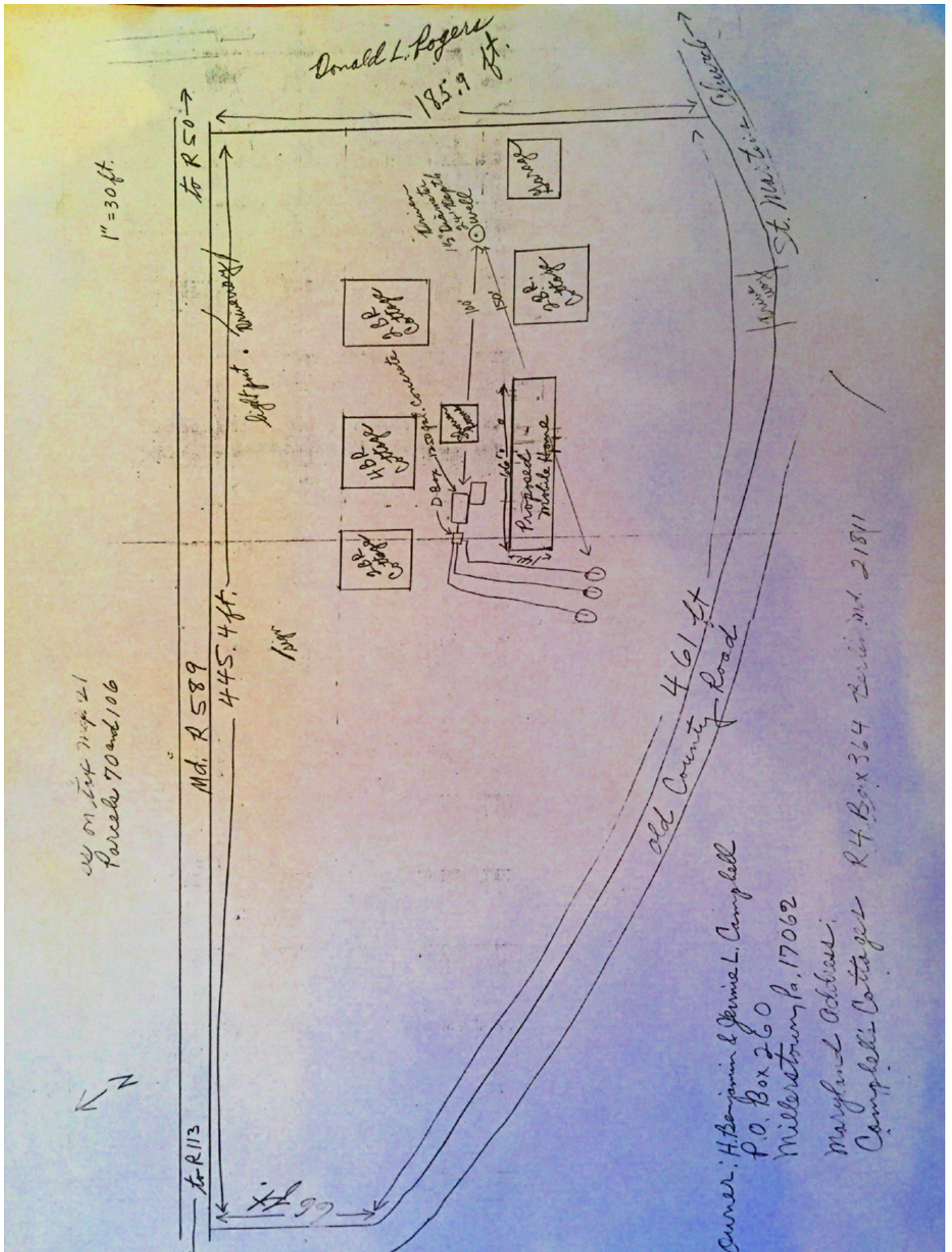


AERIAL






# WELL & SEPTIC DRAWINGS

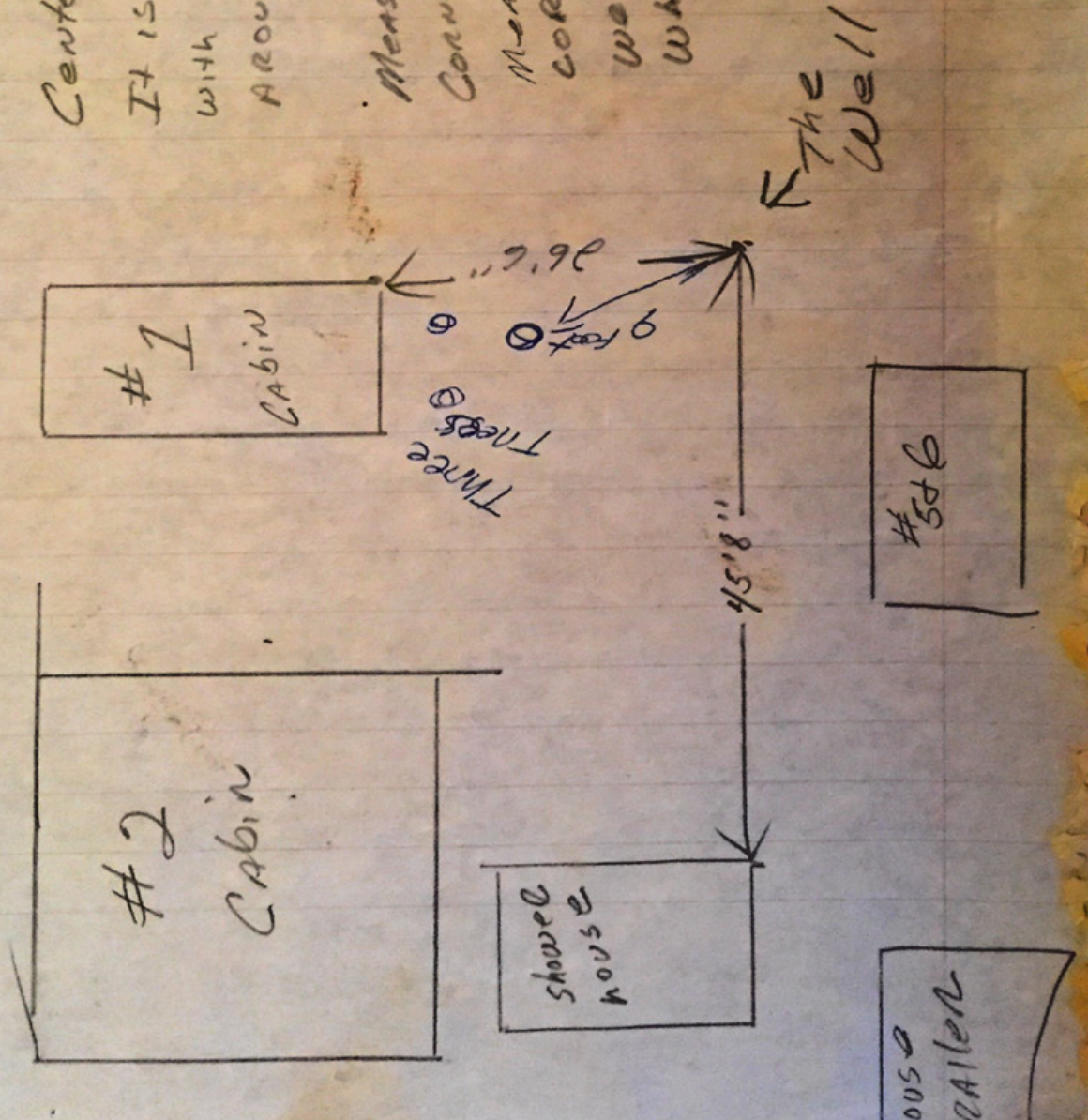




# At 589 Location of Well

Well is located in the  
Center of the driveway  
It is a 2" Galvanized Pipe  
with a Cinder Block placed  
around it 

Measure 45 Foot 8 inches from  
Corner of Shower house  
Measure 26 Foot 6" from  
corner of #1 - the  
well will be at the point  
where lines bisect



SURVEY DRAWING

Campbell's Cabin Cottages

