

**OXFORD COMMERCIAL, LLC**  
Real Estate Investment Counselors

15 Goldsborough Street  
Easton, Maryland 21601  
410.770.9717  
Fax 410.770.9718

*For Sale*

LISTED FOR \$1,200,000

**Improved Commercial / Investment Property**  
**Chilcutt Road, Easton, Maryland**  
**Motivated Seller—BRING OFFER**



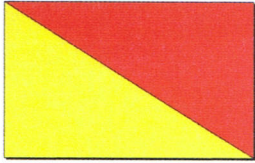
- 3 acres zoned Light Industrial
- Improved by 3 contiguous warehouse structures, 11,900 sq ft (+/-)
- 2 residential one-bedroom living quarters in one warehouse.
- Property is adjacent to Town of Easton city limits—may be eligible for annexation.
- On its own water and sewer
- Frontage on Dover Rd—vehicle count 11,971 VPD
- Quick access to Rt 50 and Elliott Rd with Walmart, Giant Foods, Staples and more.



**C. Paul Cox, III**  
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Brokerage, Consulting, Development, Management



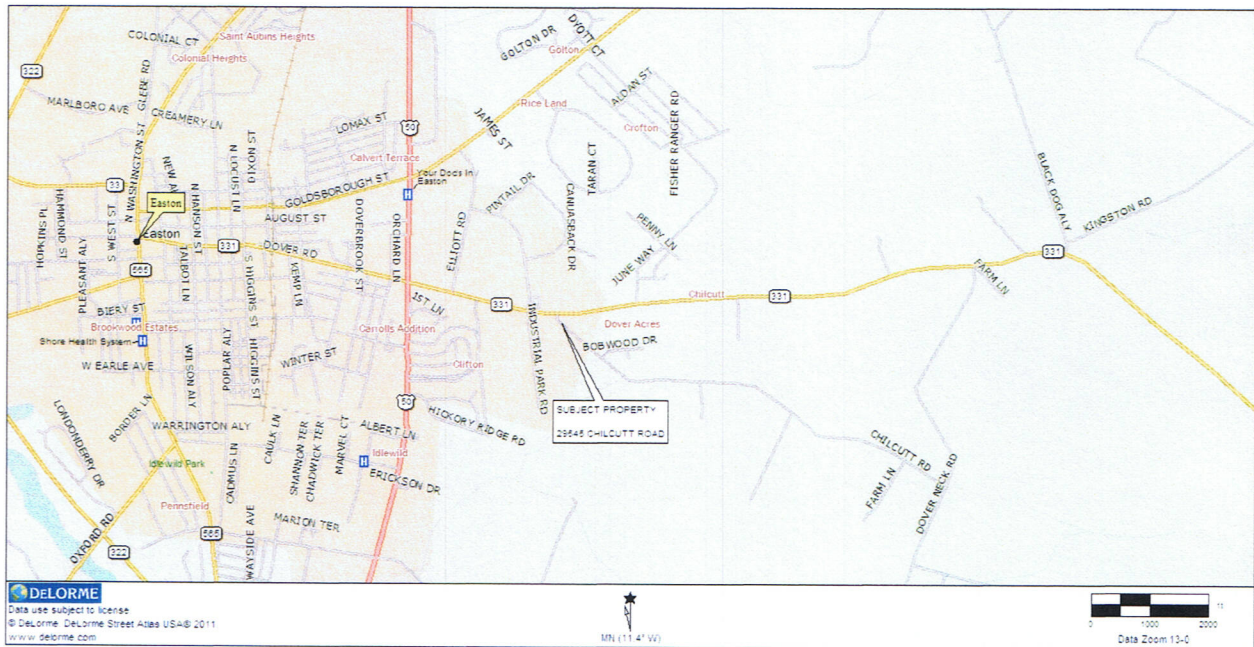
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## PROPERTY FACTS

- Location: **29545 CHILCUTT RD—EASTON, MARYLAND 21601**
- Land Area: **3.0 Acres**
- Zoning: **LI—Light Industrial**
- Identification: **Talbot County Tax Map 35 Parcel 68**
- Structure: **3 Contiguous Aluminum and Steel on concrete Warehouses**
- Utilities: **Easton Utilities—120 / 240V**

**Asking:  
BRING OFFER**



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