

OXFORD COMMERCIAL, LLC
Real Estate Investment Counselors

15 Goldsborough Street
Easton, Maryland 21601
410-770-9717

OFFICE BUILDING FOR SALE
14 NORTH WASHINGTON STREET
EASTON, TALBOT COUNTY, MARYLAND 21601



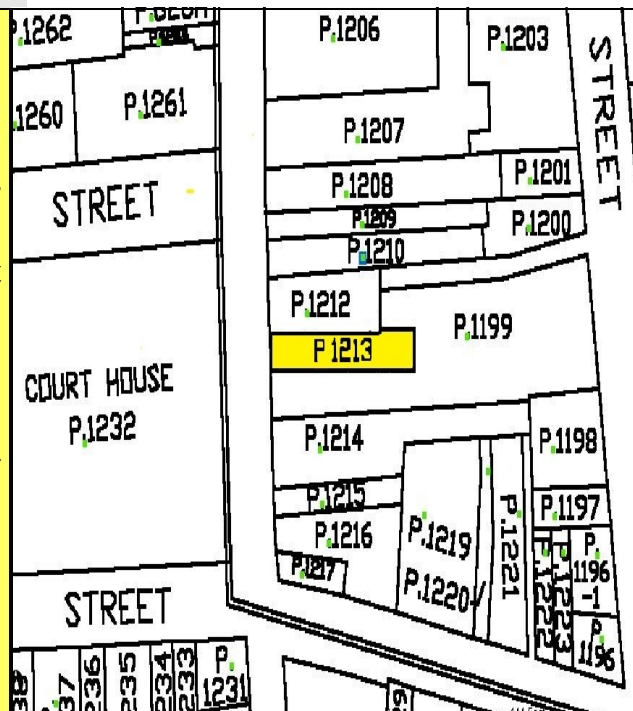
Property Highlights

- 7,700 +/- SF retail / office building in excellent condition
- Fully renovated in late 1980's
- Three stories
- Good tenant mix
- Prime location in the Town Center, across from the historic Court House
- 4,455 square foot site

Investment Highlights

- 100% leased to four stable tenants
- Restaurant anchor is in 5th year of 5-year lease, new 5-year lease commences 09/01/11. \$44,400 base rent in Year 1, then 14% increase, \$50,400 in Years 2-5.
- Strong rents at high end of market
- Seller will lease back third floor for one year, or leave furnished
- Stabilized Rent Revenue = \$92,000

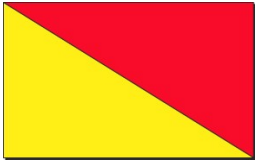
Selling Price:
\$1,100,000



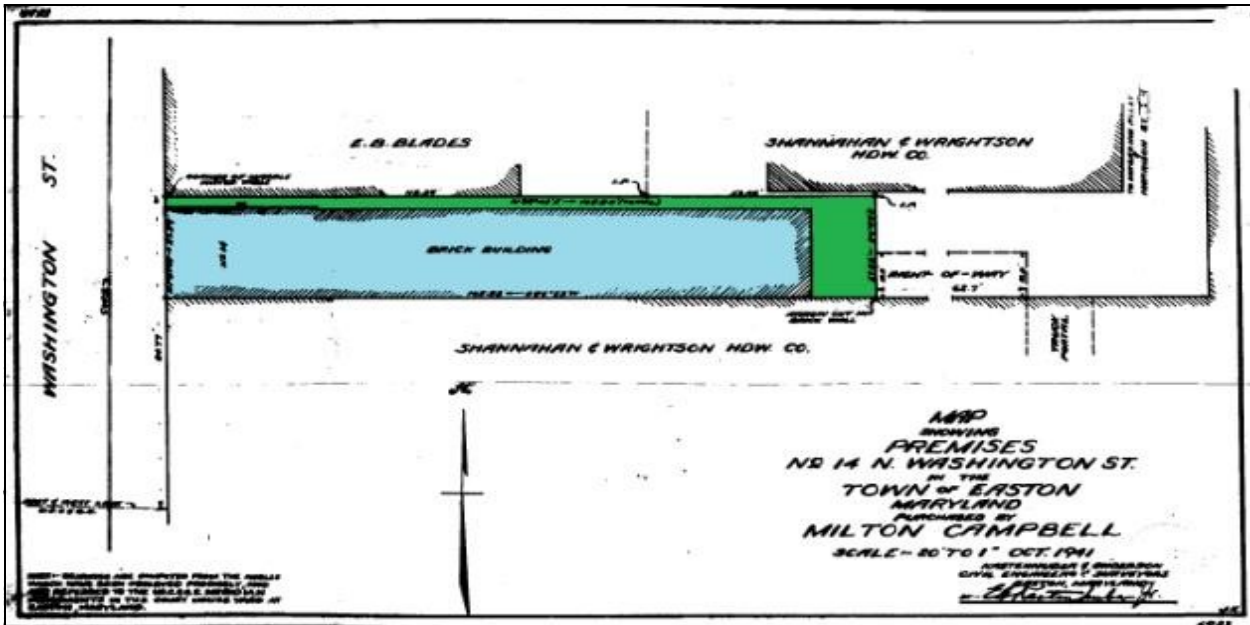
CONTACT BOB GREENLEE 410-820-9047



Brokerage, Consulting, Development, Management



PROPERTY DETAILS



Location: Easton Town Center, across from Courthouse
 Identification: Tax Map 103, Parcel 1213, Lots 8 and 9
 Zoning: CR, Central Business Commercial District
 Utilities: Town water and sewer

Easton, Maryland
 Easton is the County Seat of Talbot County and has a population of around 14,000. It is centrally located on the Shore and has easy access to Washington DC, Baltimore and Philadelphia. Easton is known for an excellent quality of life, its nationally recognized art community and its charming Town Center. Easton is the legal and financial center for the entire Mid-Shore area making it a town attractive to businesses, investors and residents alike. The area enjoys a stable economy, low unemployment and a sophistication not usually found in a small town environment.

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