

OXFORD COMMERCIAL, LLC
Real Estate Investment Counselors

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

OFFICE BUILDING FOR SALE
160 COURSEVALL DRIVE
CENTREVILLE, QUEEN ANNE'S COUNTY, MARYLAND 21617



Property Highlights

- 11,081 SF frame building in very good condition
- Built in 2002
- One story
- Single tenant, net leased
- Business park location
- 1.428 acres
- Planned Business Development zoning designation
- Signaled intersection at Md. 213

Investment Highlights

- 100% NNN leased to Queen Anne's County, Depts. of Planning & Zoning and Economic Development
- Stable tenant, in place since delivery
- New three year term, commenced Feb. 1, 2011
- Rent reduction, return to market rent expected in 2014
- Average Annual Income = \$155,134

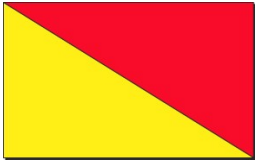
Selling Price:
\$1,900,000



CONTACT BOB GREENLEE 410-820-9047



Brokerage, Consulting, Development, Management



PROPERTY DETAILS

PROPERTY OWNER: COURSEVALL, LLC
18513 E. 24th AVE #23
QUEEN ANNE'S COUNTY
CENTREVILLE, MARYLAND 21617

SURVEYOR: DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
P.O. BOX 22
CENTREVILLE, MARYLAND 21617

Plat: July 2007 91:23 & 24
SMB# Folio 67A Plat

THE TOWN OF CENTREVILLE
ZONED - PBD (PLANNED BUSINESS DEVELOPMENT)

LEGEND:
 - Dotted line: Easement
 - Dashed line: Easement (General Note)
 - Solid line: Easement (Survey)
 - Dashed line: Easement (Boundary Restriction Line)
 - Solid line: Boundary (Not Formerly)

TABLE:

Lot	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000
2	10,000	10,000
3	10,000	10,000
4	10,000	10,000
5	10,000	10,000
6	10,000	10,000
7	10,000	10,000
8	10,000	10,000
9	10,000	10,000
10	10,000	10,000

NEARBY PROPERTIES:
 COURSEVALL, LLC (PBD - PLANNED BUSINESS DEVELOPMENT)
 NICHOLAS J. WOOD, JR. (PBD - PLANNED BUSINESS DEVELOPMENT)
 NICHOLAS J. WOOD, JR. (PBD - PLANNED BUSINESS DEVELOPMENT)

DEVELOPER: COURSEVALL, LLC
PREPARED FOR: COURSEVALL, LLC

DATE: 7/13/07
BY: Bob Greenlee

Location: East side of MD 213 on Coursevall Drive—the primary road leading into the Centreville Business Park

Identification: Tax Map 44, Grid 10, Parcel 98, Lot C; Tax Account Number 03-035174; Deed Reference Liber 1203, Folio 231; Plat 29, Page 21

Zoning: PBD, Planned Business Development

Utilities: Town water and sewer

Centreville, Maryland

Centreville is the County Seat of Queen Anne’s County, which has the second largest population of the five counties that make up the Upper Eastern Shore Region. With a strong commuter market, the county has been part of the Baltimore Metropolitan Statistical Area for census study purposes since 1985. The area around this property is growing with both residential and commercial projects. In terms of demand and value appreciation, this is “the place to be” in Centreville.

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