

FOR SALE

 Dorchester County, MD

202 BROHAWN AVENUE

CAMBRIDGE, MARYLAND 21613

LOCATED IN AN ENTERPRISE
AND OPPORTUNITY ZONE

AVAILABLE

7,250 sff

ZONING

Downtown

SALE PRICE

\$25,000

HIGHLIGHTS

- ▶ Approximately 7,250 sf of land in downtown Cambridge
- ▶ Located in an Enterprise Zone, Qualified Opportunity Zone, and HUBZone
- ▶ Close proximity to Route 50 and multiple gas stations
- ▶ Zoning uses include office, residential, commercial retail, personal services, restaurants, art/music/dance studios, educational centers, social clubs, and theaters; additional uses permitted under special exception



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



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AERIAL

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OPPORTUNITY ZONE

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A Qualified Opportunity Zone (QOZ) is an community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as QOZs if they have been nominated for that designation by a state, the District of Columbia, or a U.S. territory and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service (IRS). QOZs are an economic development tool—that is, they are designed to spur economic development and job creation in distressed communities.

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ENTERPRISE ZONE

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The City of Cambridge has one of the two Enterprise Zones located within Dorchester County. Businesses locating in a Maryland Enterprise Zone may be eligible for income tax credits in return for job creation; and real property tax credits for investing in capital enhancements made in the zone.

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 **MACKENZIE**
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