

FOR SALE

Dorchester County, MD

300 ACADEMY STREET

CAMBRIDGE, MARYLAND 21613

LOCATED IN AN
OPPORTUNITY ZONE

BUILDING SIZE

7,200 sf

ZONING

Downtown

SALE PRICE

\$575,000

HIGHLIGHTS

- ▶ Office building available for sale as owner/user or investment - located in an Opportunity Zone
- ▶ Unique opportunity to own a building in downtown Cambridge
- ▶ Close proximity to Route 50 and various restaurants and retailers
- ▶ First floor tenant in place until 11/2023; second floor available immediately
- ▶ First floor features upscale finishes throughout



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AERIAL

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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 any specific listing conditions imposed by our principals.

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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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