MIXED - USE INVESTMENT PROPERTY

215 W Potomac St | Brunswick, MD **\$699,000**



Anchor tenant has signed lease extension through February 2026.

100% leased income producing investment property in the heart of Brunswick.

215 W Potomac St is a 6,609 SF mixed use property featuring 1 ground floor retail space and 3 residential units. The 1st Floor retail space (King's Pizza) is a built out restaurant that has been occupied by the King's Pizza family since 1994. The 2nd Floor is an oversized 4 BR/ 1 BA apartment home, that was formerly the residence of the proprietors for the original restaurant space. (Berlin Restaurant & Tavern). The 3rd Floor consists of two 3 BR/1 BA apartments. Each residential unit is equipped with washer and dryer hookups. (Tenants provide their own washer & dryer). The property enjoys off-street parking for both the retail space and the residential units. Property is located adjacent to the very popular Smoketown Brewing Station in a major growth area of downtown Brunswick within Walking distance to the Brunswick MARC Station Commuter Rail.

Owner retiring and moving out of state.





PRICE	\$699,000
CAP RATE	Inquire
NOI	Inquire
BUILDING	6,609 SF (Per assessor)
OCCUPANCY	100% Leased
LOT SIZE	5,800 ±SF
ZONING:	B-3 Business Transitional (The intent of the B-3 District is to provide sites for low intensity commercial and employment uses which would be compatible with residential development)



Seamus Fitzgerald

Executive Vice President

\$\infty\$ 301-787-4050
\$\infty\$ seamus@frg.us
\$\infty\$ www.frg.us

MIXED - USE INVESTMENT PROPERTY

215 W Potomac St | Brunswick, MD \$699,000





MIXED - USE INVESTMENT PROPERTY

215 W Potomac St | Brunswick, MD \$699,000



4 TOTAL UNITS

- 1st Floor: 1st Floor Commercial/Retail occupied by Kings Pizza Family since 1994. Current lease expires 2/28/2026.
- 2nd Floor: Oversized 4 BR / 1 BA residence Current lease expires 11/30/2023
- 3rd Floor: Apt 3A (3 BR, 1 BA) (same Tenant since 2019) Current lease expires 9/30/2023
- 3rd Floor: Apt 3B (3 BR, 1 BA) (Same Tenant since 2009) Current lease expires 9/30/2023





RECENT CAPITAL IMPROVEMENTS

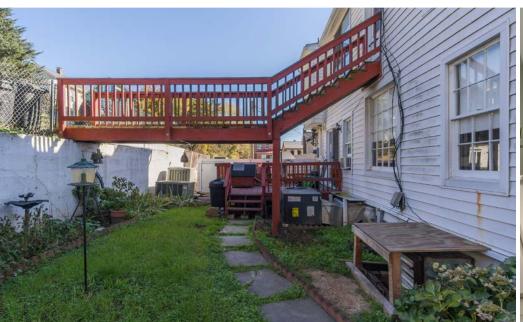
- Newer Roof
- Newer siding on front of building
- Newer gutters
- Newer windows
- Newer hot water heater
- Newer HVAC Unit in Apt #2
- 3rd Floor porch trim replaced
- 3rd Floor porch wall replaced
- Exterior front brick scraped and sealed



MIXED - USE INVESTMENT PROPERTY

215 W Potomac St | Brunswick, MD \$699,000

Photographs











MIXED - USE INVESTMENT PROPERTY

215 W Potomac St | Brunswick, MD \$699,000







INCOME AND EXPENSE INFORMATION

Price	\$699,000
Cap Rate	7.2%
NOI	\$50,948

4 TOTAL UNITS		
Unit 1	\$1,950	
Unit 2	\$1,600	
Unit 3A	\$900	
Unit 3B	\$825	
Total Annual Rent Revenue	\$63,300	

LANDLORD RESPONSIBILITIES

RE Taxes	\$6,890.30 (2022 Tax Year)
Insurance	\$2,645
Water for apts	\$1,700 (estimated)
Trash	Included in water bill
Landscaping	Tenant responsibility
Snow Removal	Tenant responsibility
MD Lead Cert	\$90
Maintenance	\$1,027

