



## Berlin Main St Development Land

11.93 +/- Acres | Worcester County, MD | \$699,000



### ADDRESS

0 Main Street  
Berlin, MD 21811

### LOCATION

Located on the east side of Main St  
between Ocean Gateway & Old Ocean  
City Rd

### PROPERTY SUMMARY

11.93+- acres in two parcels zoned County C-2 with the possibility of annexation into the Town of Berlin. Water and sewer run along Main St. Current zoning would allow self-storage and boat storage, retail businesses, professional offices, and more (see attached zoning doc). Potential to annex into the Town with multi-family potential. Designated in Growth Area 3A by the Town of Berlin. Each parcel currently contains one approved Perc through Worcester County Environmental Health. Conveniently located in Berlin, MD between Ocean Gateway and Old Ocean City Rd. Short drive to the Maryland Beaches and just 25 minutes to the Delaware Beaches. Two parcels total the 11.93+- acres. Parcels are being sold together.

[nationalland.com/listing/berlin-main-st-development-land](https://nationalland.com/listing/berlin-main-st-development-land)



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