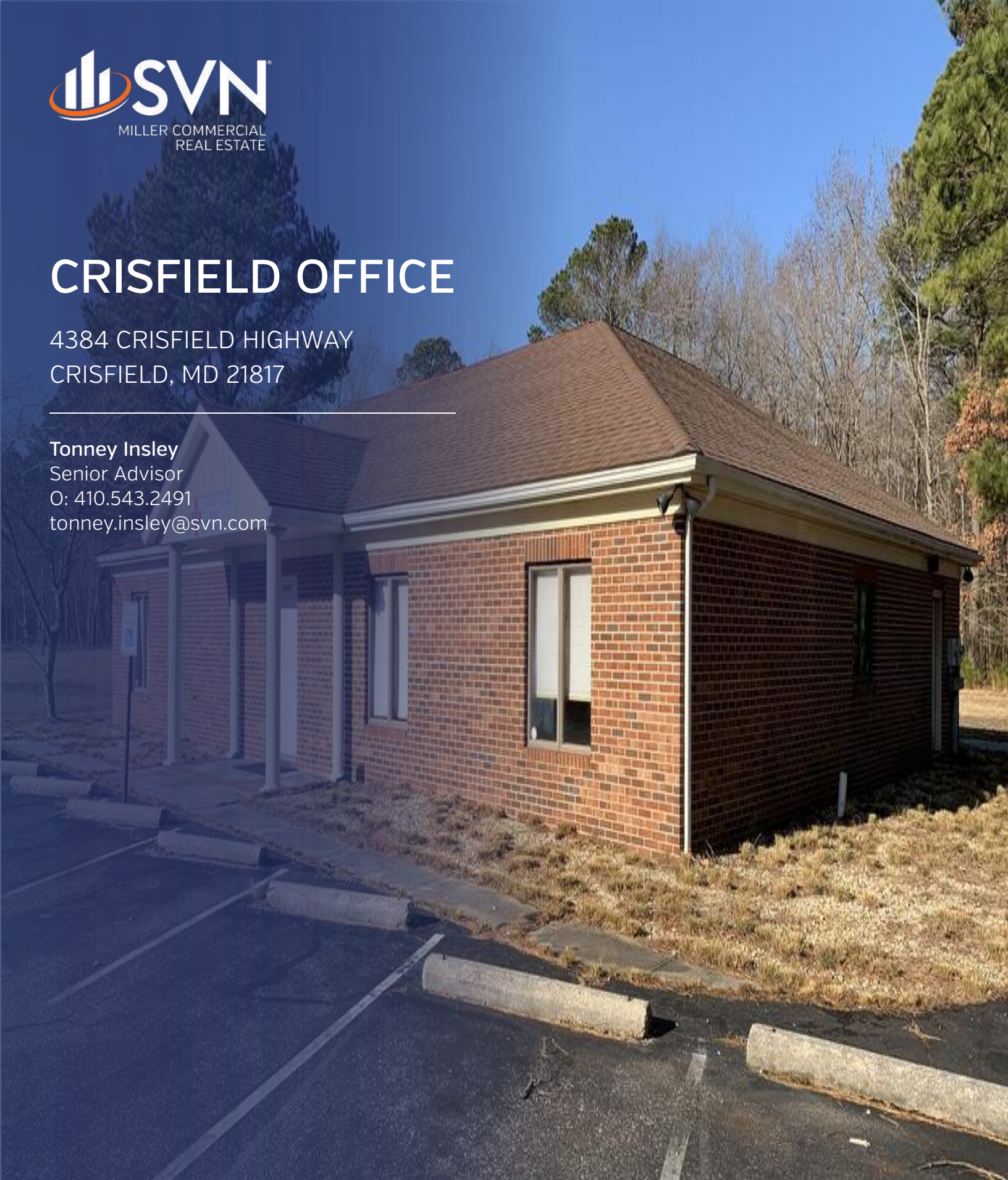




CRISFIELD OFFICE

4384 CRISFIELD HIGHWAY
CRISFIELD, MD 21817

Tonney Insley
Senior Advisor
O: 410.543.2491
tonney.insley@svn.com



Property Summary



OFFERING SUMMARY

Sale Price: \$230,000

Lot Size: 1 Acres

Year Built: 1982

Building Size: 2,520 SF

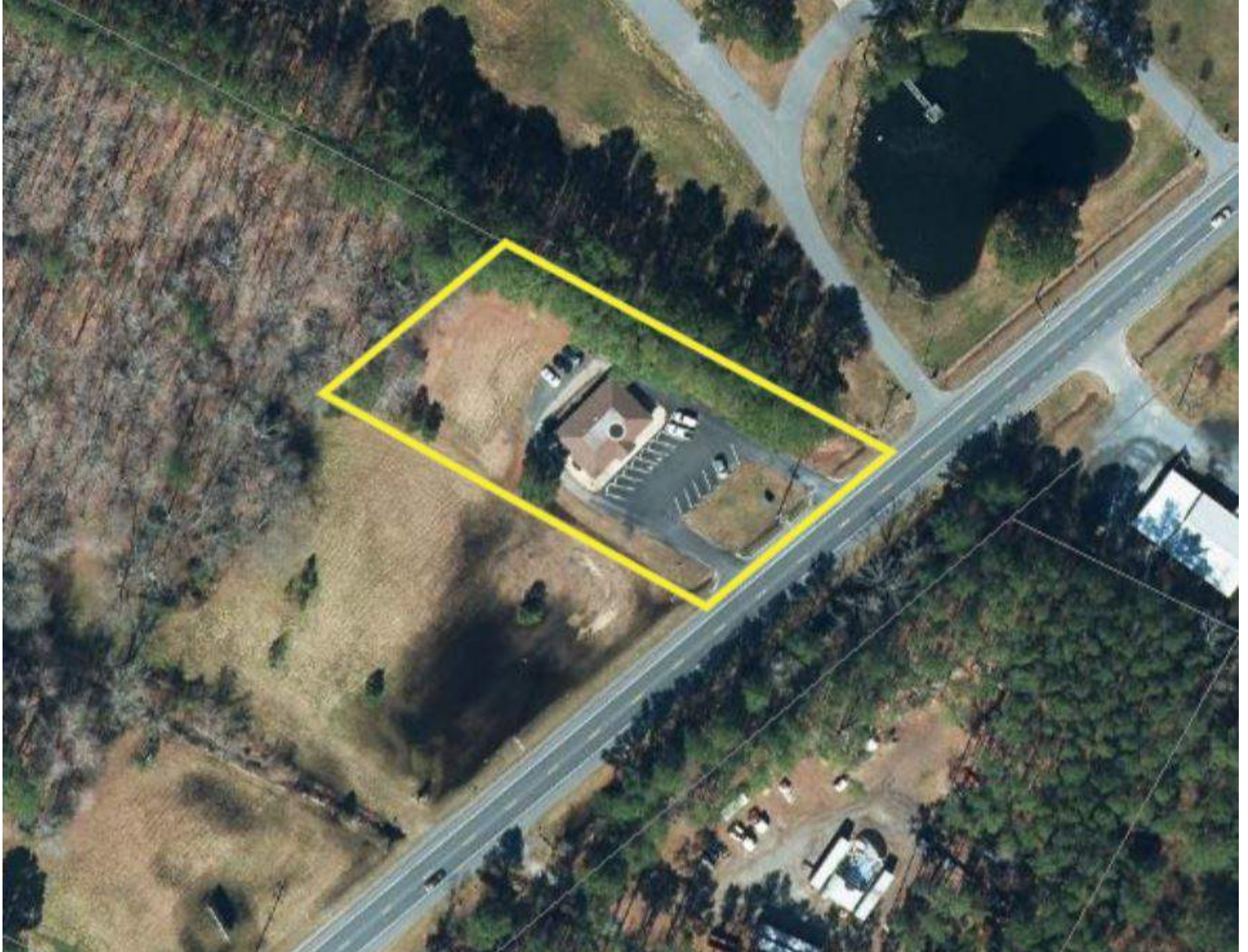
Market: Crisfield

PROPERTY OVERVIEW

2520 SF office building in Crisfield, MD that fronts RT 413. Currently used as a medical clinic. Includes 2 storage rooms, 1 kitchenette/break room, 3 offices, 6 exam rooms, 2 restrooms, 1 conference room, 1 waiting room (approx. 10 person) and 1 large reception area. With nothing of its kind for miles, this is a unique opportunity that could be perfect for a family care practice or an urgent care facility.

PROPERTY HIGHLIGHTS

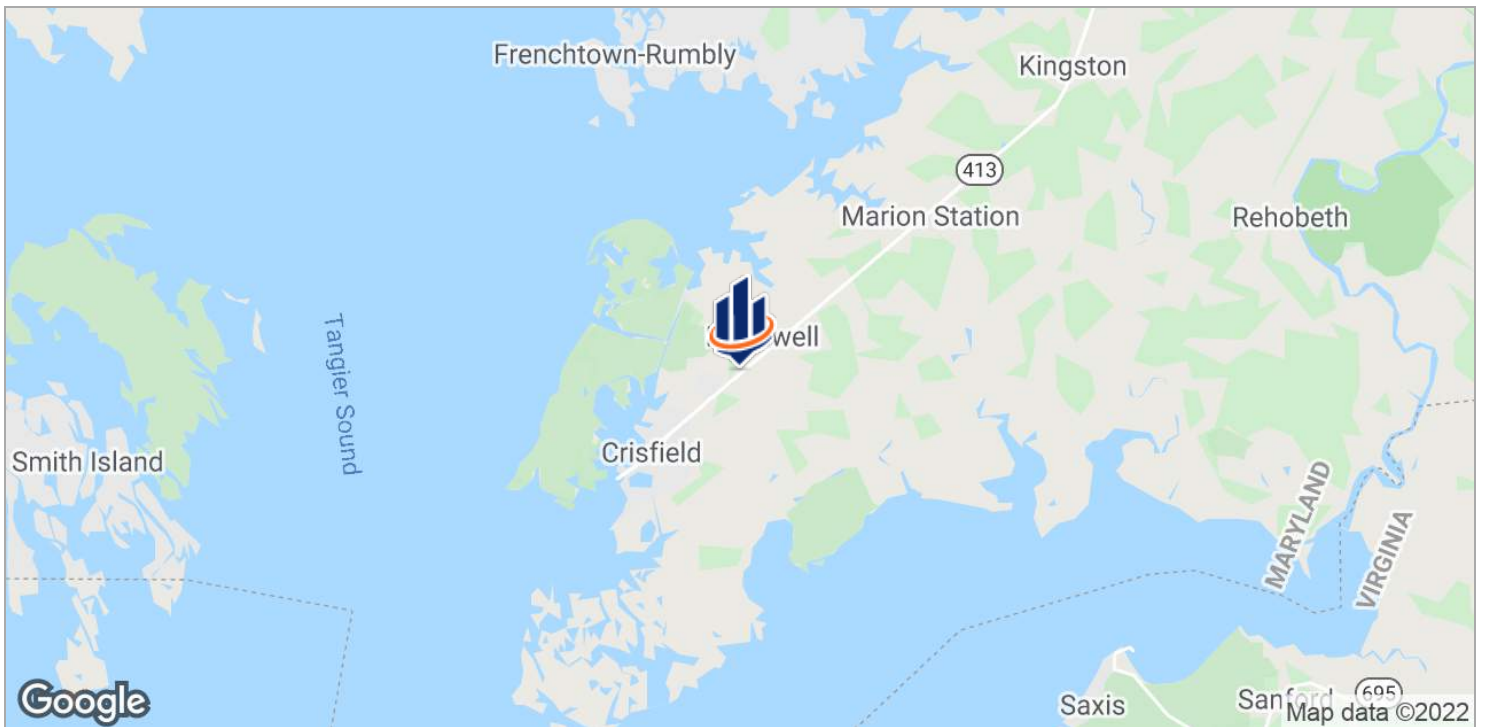
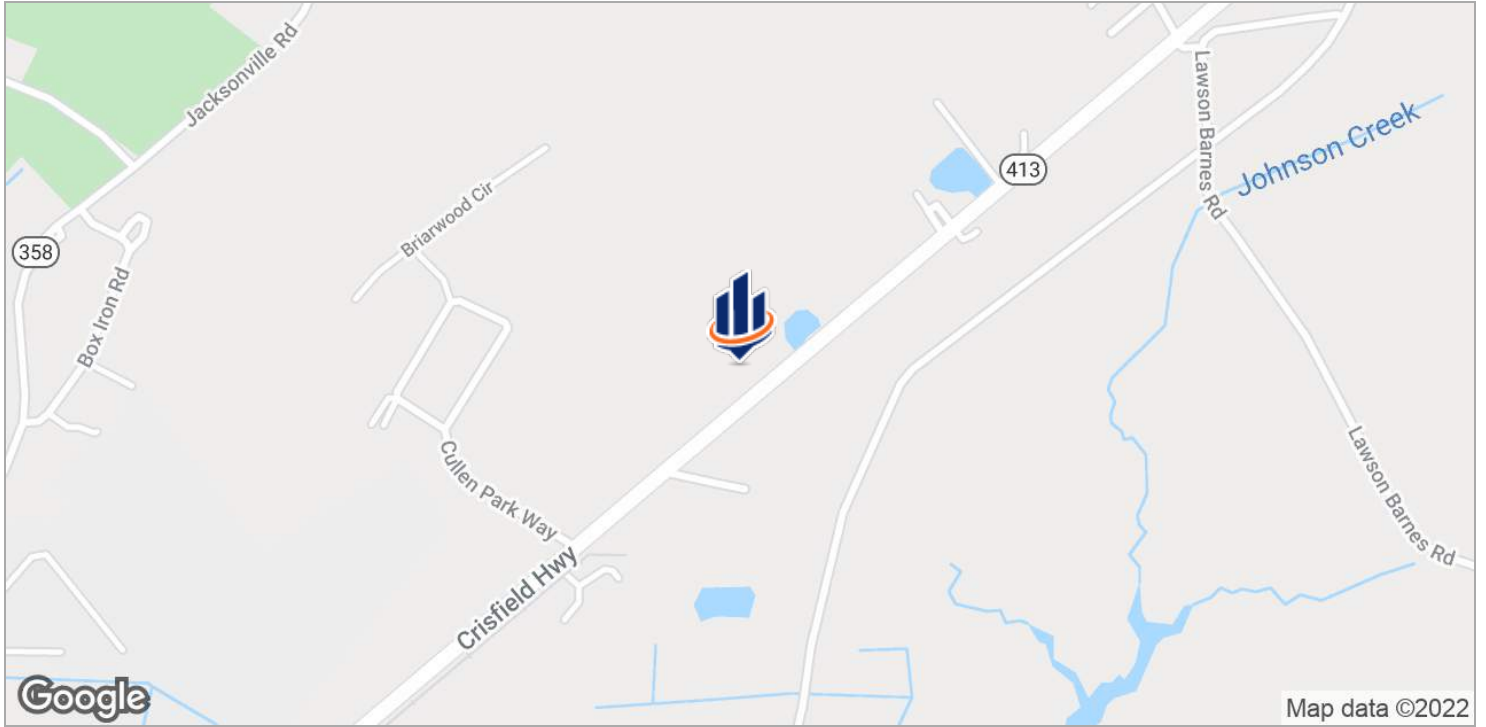
- Unique Opportunity
- 2520 SF Medical/Professional Office Building
- Frontage on RT 413
- Zoned C-2



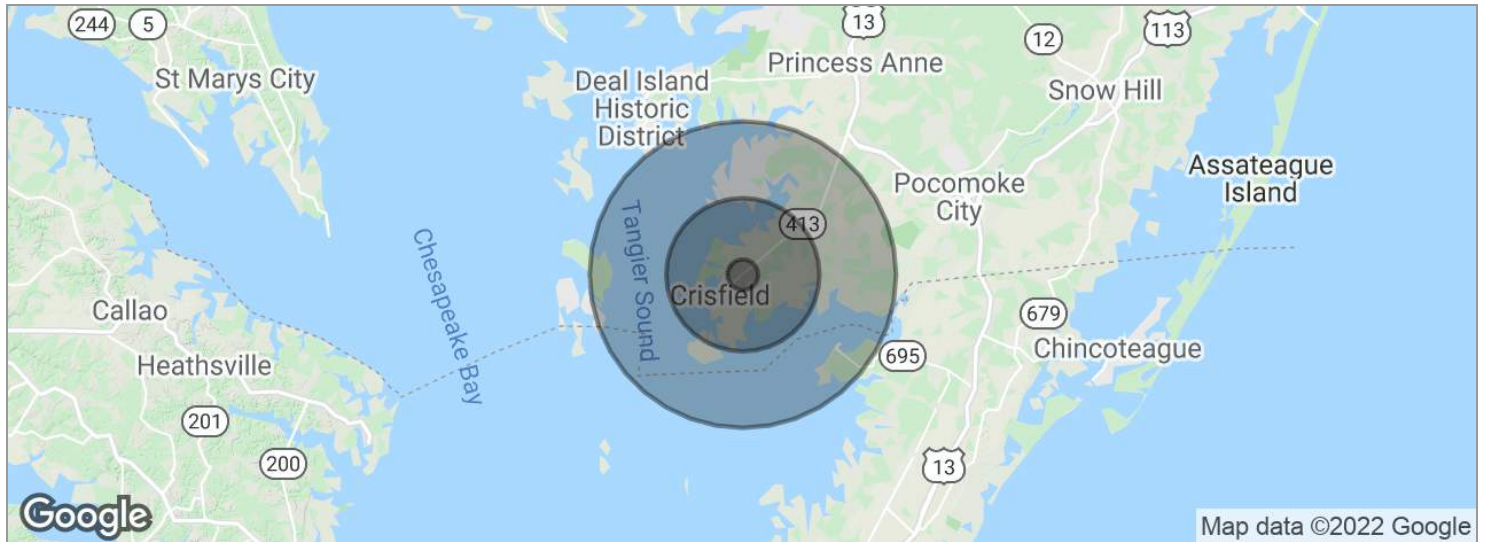
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	124	4,482	7,459
Median age	47.2	44.0	45.0
Median age (Male)	47.2	44.9	45.7
Median age (Female)	47.2	43.0	44.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	47	2,010	3,193
# of persons per HH	2.6	2.2	2.3
Average HH income	\$58,849	\$45,827	\$50,141
Average house value		\$252,420	\$225,016

* Demographic data derived from 2010 US Census

Tonney Insley

TONNEY INSLEY

Senior Advisor



206 E. Main Street
Salisbury, MD 21801
T 410.543.2491
C 703.969.8825
tonney.insley@svn.com

PROFESSIONAL BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

As a Senior Advisor with SVN-Miller Commercial Real Estate, it's my job to drive demand for my client's real estate assets and maximize their overall value. I bring an innate willingness to provide an extraordinary level of service to all my assignments and capitalize on the combined strength of the SVN-Miller Brand and my local industry expertise as a member of my clients' team.

I deal in Trust. I do so by building a strong understanding of my client's requirements and establishing a clear plan to achieve their goals. I offer all clients a property analysis based on recent comparable data and market intelligence.

Ultimately, my client's goals are mine and if they win, we all win.

MY CORE VALUES

CLIENT DRIVEN - The needs of my clients always come first.

LEADERSHIP - I am an industry expert part of a leading brokerage dedicated to providing world class real estate solutions while demonstrating civic leadership and contributing to my community.

INTEGRITY - I consistently build trust between my company, my clients and my industry peers. I am ethical and dedicated to the highest standard on all levels within my industry.

EXPERTISE - I have a strong local market experience and industry knowledge.

NETWORK - My network of meaningful relationships is what drives my business success as well as the regional and national brand of SVN.

TEAMWORK - I am a collaborative advisor willing to work with the entire brokerage community to achieve results.

EDUCATION

Gettysburg College

MEMBERSHIPS & AFFILIATIONS

National, Maryland and Coastal Association of Realtors