

\$800,000 - 11021 Nicholas Ln #1, Berlin

MLS® #MDWO2033328

\$800,000

0 Bedroom, 0.00 Bathroom,
Business Opportunity on 0.10 Acres

N/A, Berlin, MD

Tremendous business opportunity in extremely high traffic area. Well established waterfront restaurant at the South gate entrance of Ocean Pines. Turn key business that includes everything. All equipment, all tables, good will etc etc. Purchase, change your liquor license and start running your own business immediately. Approximately 225 seats inside/outside overlooking a 3+- acre irrigated pond. List price is for the business, equipment, inventory and all good will. There is currently 7 years left on lease with an option to renew or purchase the real estate. Call listing agent for all details and your own private showing.

Built in 2010

Essential Information

MLS® #	MDWO2033328
Price	\$800,000
Bathrooms	0.00
Acres	0.10
Year Built	2010
Type	Business Opportunity
Sub-Type	Services
Status	Active Under Contract

Community Information

Address	11021 Nicholas Ln #1
Area	Worcester East of Rt-113
Subdivision	N/A



City	Berlin
County	WORCESTER-MD
State	MD
Zip Code	21811

Amenities

Utilities	Cable TV Available, Electric Available, Natural Gas Available, Phone Available
Parking	Paved Parking
View	Pond

Interior

Heating	Forced Air
Cooling	Heat Pump(s)

Exterior

Exterior	Block, Brick and Siding, Frame, Stone
Lot Description	Landscaping, Pond, Rip-Rapped
Roof	Architectural Shingle
Foundation	Slab

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
Elementary	SHOWELL
Middle	STEPHEN DECATUR
High	STEPHEN DECATUR

Additional Information

Date Listed	September 13th, 2025
Days on Market	36
Zoning	COMMERCIAL

Listing Details

Listing Office	Coldwell Banker Bud Church Realty, Inc.
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