

\$1,350,000 - 8201 Coastal Hwy #2 & #3, Ocean City

MLS® #MDWO2029902

\$1,350,000

0 Bedroom, 0.00 Bathroom, 1,340 sqft

Commercial Sale on 0.00 Acres

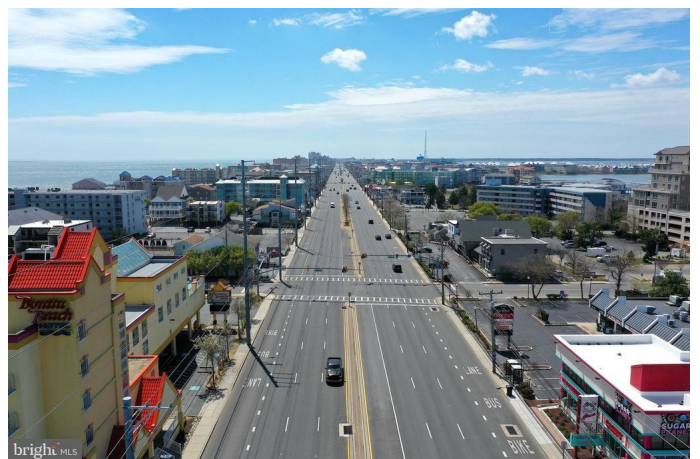
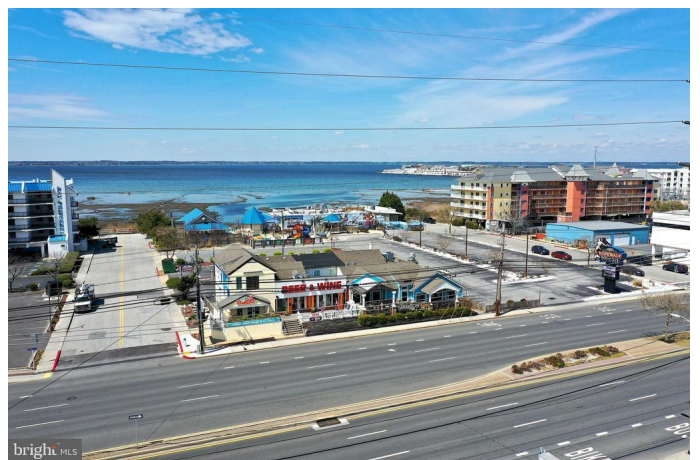
N/A, Ocean City, MD

Prime Coastal Highway Commercial Opportunity – 2 Updated Units with High Visibility!

Unlock the potential of beach town business with this highly visible 2-unit commercial property offering direct frontage on bustling Coastal Highway! Whether you're an investor looking for reliable income or an entrepreneur ready to bring your vision to life, this location delivers unmatched exposure in one of Ocean City's most active commercial corridors. The interior has been recently updated with new flooring, HVAC systems, and hot water heater, while the freshly repaved parking lot ensures convenience and curb appeal. These two flexible commercial units have hosted successful ventures—including a beer & wine shop and, most recently, a smoke and vape store—showcasing the site's versatility. Currently occupied by a long-term 5-year tenant, this property allows you to sit back and collect consistent revenue from day one. Whether you're looking to expand your investment portfolio or open the next great beachside business, the world is truly your oyster with this commercial opportunity. Don't miss your chance to own a piece of Coastal Highway—schedule your showing today and let your imagination become your next big move!

Call Listing Agent For Details!

Built in 1993



Essential Information

MLS® #	MDWO2029902
Price	\$1,350,000
Bathrooms	0.00
Square Footage	1,340
Acres	0.00
Year Built	1993
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	8201 Coastal Hwy #2 & #3
Area	Bayside Interior (83)
Subdivision	N/A
City	Ocean City
County	WORCESTER-MD
State	MD
Municipality	Ocean City
Zip Code	21842

Amenities

Utilities	Cable TV Available
Parking	Handicap Parking, Private, PublPark
View	Street, Other

Interior

Heating	Heat Pump(s)
Cooling	Central A/C

Exterior

Exterior	Frame
Lot Description	Cleared
Roof	Architectural Shingle
Foundation	Block

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 3rd, 2025
Days on Market	215
Zoning	LC-1

Listing Details

Listing Office	Coastal Life Realty Group LLC
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Listing information last updated on November 3rd, 2025 at 6:15am EST