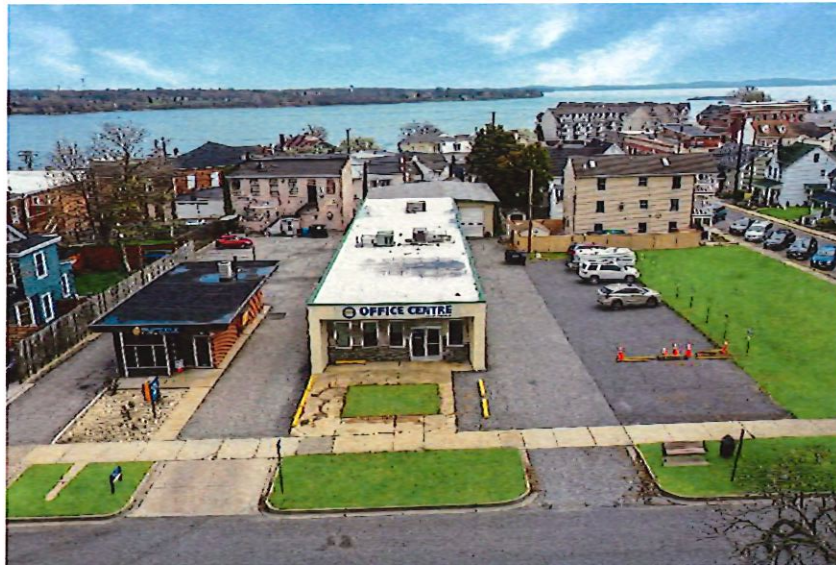


REAL ESTATE FOR SALE

To be Sold as an Entirety

**Two (2) Adjoining RB Zoned Parcels - a total of 0.40 acres
7,444 sq. ft. Flex Use Building * Parking Area * Unimp. Lot
In the Heart of the Historic Havre de Grace Business District
Susquehanna River View * Less than 3 blocks to the Water Front**



**309-311 N. Union Avenue
Havre de Grace, Harford Co., MD 21078**



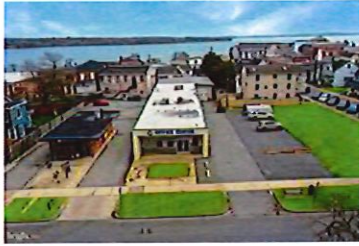
**Aimee C. O'Neill, Broker
O'NEILL ENTERPRISES REALTY
410-838-6980 * 410-459-7220 (cell/text)
www.oneillenterprises.com**



311 N Union Ave, Havre De Grace, MD 21078

Active

Commercial Sale

 \$950,000

MLS #: [MDHR2053936](#)
 Available SqFt: 7,022.00
 Price / Sq Ft: 127.62
 Business Use: Other/General Retail, Warehouse
 Tax ID #: 1306028969
 County: Harford, MD
 Year Built: 1974
 Property Condition: Good

Type: Mixed Use
 Unit Entry Floor: 1
 Ownership Interest: Fee Simple
 Lot Acres / SQFT: 0.25a / 11000sf / Assessor
 Concessions: [See Concessions](#)

Recent Change: 06/03/2026 : UP : \$700,000->\$950,000

Upcoming OH: Public: Wed Jun 3, 9:00AM-12:00PM Method: In-Person Only

Taxes, Assessment, Fees**Association / Community Info**

Tax Annual Amt / Year: \$9,335 / 2025
 Tax Assessed Value: \$640,000 / 2026
 Land Assessed Value: \$160,000

Commercial Sale Information

Possible Use: Florist/Nursery, Medical/Dental, Office, Residential, Retail

Building Info

Building Total SQFT: 7,444 / Estimated

Flooring Type: Carpet, Concrete

Features

Interior Features: Accessibility Features: Level Entry - Main
 Parking: 1 Truck Trailer Spaces; 12 Car Parking Spaces
 Utilities: Electric Available, Natural Gas Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service, 220 Volts; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Fiber Optic

Remarks

Agent: Prospective Purchasers are welcomed to visit the property Monday through Friday from 9 am to 5 pm or by appointment. Office Centre business retail inventory, equipment, office equipment, shelving, commercial printing and laminating equipment, and automotive shop equipment are excluded from the sale of the real estate and are available for purchase from the Seller. You may contact the owner, Stephen Sheppard, at 410-808-2944 regarding the items available for purchase. The building will be cleared of personal property at Settlement

Public: Two (2) adjoining RB Zoned parcels (Tax ID No. 06-028969 and 06-009395) - a total of 0.40 acres improved with a 7,444 sq. ft. flex use building (current use is an office supplies store with attached shop) and an additional corner lot for expansion at the corner of Union Avenue and Green Street in the heart of the Historic Havre de Grace Business District. Susquehanna River view and less than 3 blocks to the waterfront. Please see the MLS documents for detailed brochure.

Listing Office

Listing Agent: [Aimee C O'Neill](#) (27447) Lic# 00921 (410) 459-7220
 Listing Office: [O'Neill Enterprises Realty](#) (ONEN1) (Lic# Unknown)

Showing

Showing Method: In-Person Only
 Showing Requirements: Schedule Online, See Remarks, Sign on Property
 Showing Provider: ShowingTime

Lock Box: None

Listing Details

Original Price: \$700,000 Previous List Price: \$700,000 DOM / CDOM: 48 / 48
 Listing Agrmnt Type: Exclusive Right Sale Type: Standard Owner Name: 309 North Union Avenue LLC
 Seller Concessions: Yes Other Equipment: See Remarks
 Inclusions: Fixtures additional lot
 Centre Office Supply business retail inventory, equipment, office equipment, shelving, commercial printing and laminating equipment; automotive shop equipment are excluded from the sale of the real estate and are available for purchase from the Seller. Contact the broker for the Seller's contact information or stop by the Office Centre Monday through Friday from 9 am to 5 pm
 Exclusions:



REAL ESTATE FOR SALE

To be Sold as an Entirety

**Two (2) Adjoining RB Zoned Parcels - a total of 0.40 acres
7,444 sq. ft. Flex Use Building * Parking Area * Unimproved Lot
309-311 N. Union Avenue * Havre de Grace
Harford County, Maryland 21078**

DIRECTIONS: US Rte. #40 (Pulaski Highway) to Otsego Street; turn right onto N. Union Avenue; property on the left; sign posted

PROPERTY DESCRIPTION: The following parcels are to be sold as an entirety:

1. 0.25 acres more or less land with Commercial Improvements known as
309-311 N. Union Avenue, Havre de Grace, MD 21078
Tax ID No. 06-028969; Tax Map 601, Parcel 701, Block 248, Lot PO 81
Deed Reference: Liber 3334, Folio 673
2026 Annual Real Estate Taxes: \$ 9,335.00
2. 0.15 acres more or less Unimproved land known as
301 N. Union Avenue, Havre de Grace, MD 21078
Tax ID No. 06-009395; Tax Map 601, Parcel 702, Block 248
Deed Reference: Liber 7193, Folio 95
2026 Annual Real Estate Taxes: \$ 2,271.00

Located at the corner of Union Avenue and Green Street in the heart of the Historic Havre de Grace Business District. Susquehanna River view and less than 3 blocks to the waterfront.

ZONING: RB – Residential Business

IMPROVEMENTS: 1-Story Masonry and Steel Building, originally constructed in phases, 1974 and 2005, on poured, reinforced concrete slab, with a built-up, flat roof, circa 2013

TOTAL SQUARE FOOTAGE OF BUILDING: approximately 7,444 sq. ft.

FLOOR PLAN:

Storefront Area: 3,090 sq. ft. with drywall walls; 10 ft. high acoustic tile ceiling; LED lighting; plate glass store front windows

Middle Office Area: 1,832 sq. ft. with drywall walls; 10 ft. high acoustic tile ceiling; LED lighting; oak kitchen cabinets with counter; sink; refrigerator/freezer

Bathroom

Rear Shop Area: 2,400 sq. ft. with 13 ft. ceiling height; one (1) drive-in door

Bathroom with double utility sink

UTILITIES:

Public Water and Public Sewer to the commercial building, only. Public Water and Public Sewer hook-ups are available to the unimproved lot. Please contact the City of Havre de Grace Dept. of Public Works at 410-939-1800 for additional information.

Natural Gas Heat

Central Air Conditioning

UTILITY PROVIDERS:

Water and Sewer – City of Havre de Grace

Electric – BGE

Internet – Verizon Fios available; Xfinity Comcast available

Trash Service – provided by the City of Havre de Grace

SPECIAL FEATURES:

Road Frontage Area: 120 ft. on N. Union Avenue; 102 ft. on Green Street; 55 ft. N. Lodge Lane

Asphalt parking area with 12 parking spaces

Surplus land area (6,525 sq. ft.) along Green Street (could be converted to additional parking spaces

Within minutes to I-95, US Rte. #40 (Pulaski Highway), US Rte. #22 (Churchville Road)

Within 3 miles from the MARC train system

INCLUDED IN PURCHASE: fixtures; refrigerator/freezer in the breakroom

EXCLUDED FROM PURCHASE: Centre Office Supply business retail inventory, equipment, office equipment, shelving, commercial printing and laminating equipment, and automotive shop equipment are excluded from the auction sale of the real estate and are available for purchase from the Seller.

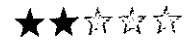
Stop by the Office Centre Monday through Friday from 9 am to 5 pm or contact the owner, Stephen Sheppard, at 410-808-2944, to discuss the inventory, equipment, and items for purchase.

The building will be cleared of personal property at Settlement.

NOTE: ALL DIMENSIONS ARE APPROXIMATE

Images available on-line at www.oneillenterprises.com

311 N Union Ave - Office Center



Freestanding Retail - Aberdeen
Submarket
Havre De Grace, MD 21078

7,644
SF GLA

0.25
AC Lot

1974
Built

Multi
Tenancy

Currency: USD (\$)

Summary Population Housing Daytime Employment Cc Radius 2 miles, 5 miles, 10 miles

Population

	2 miles	5 miles	10 miles
2020 Population	16,153	36,923	98,626
2025 Population	17,456	39,775	106,497
2030 Population Projection	17,888	40,749	109,434
Annual Growth 2020-2025	1.6%	1.5%	1.6%
Annual Growth 2025-2030	0.5%	0.5%	0.6%
Median Age	45.3	43.5	42.3
Bachelor's Degree or Higher	33%	31%	29%
U.S. Armed Forces	1	414	731

Population By Race

	2 miles	5 miles	10 miles
White	12,457	27,143	76,624
Black	2,772	7,081	16,157
American Indian/Alaskan Native	45	138	295
Asian	343	816	2,024
Hawaiian & Pacific Islander	0	2	14
Two or More Races	1,839	4,596	11,383
Hispanic Origin	1,067	2,760	6,573

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$345,516	\$332,684	\$337,098

	2 miles	5 miles	10 miles
Median Year Built	1986	1985	1987

Households

	2 miles	5 miles	10 miles
2020 Households	6,729	14,910	38,670
2025 Households	7,334	16,104	41,875
2030 Household Projection	7,531	16,513	43,067
Annual Growth 2020-2025	2.0%	1.9%	1.6%
Annual Growth 2025-2030	0.5%	0.5%	0.6%
Owner Occupied Households	4,612	10,454	29,276
Renter Occupied Households	2,919	6,059	13,791
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$241.9M	\$534.1M	\$1.5B

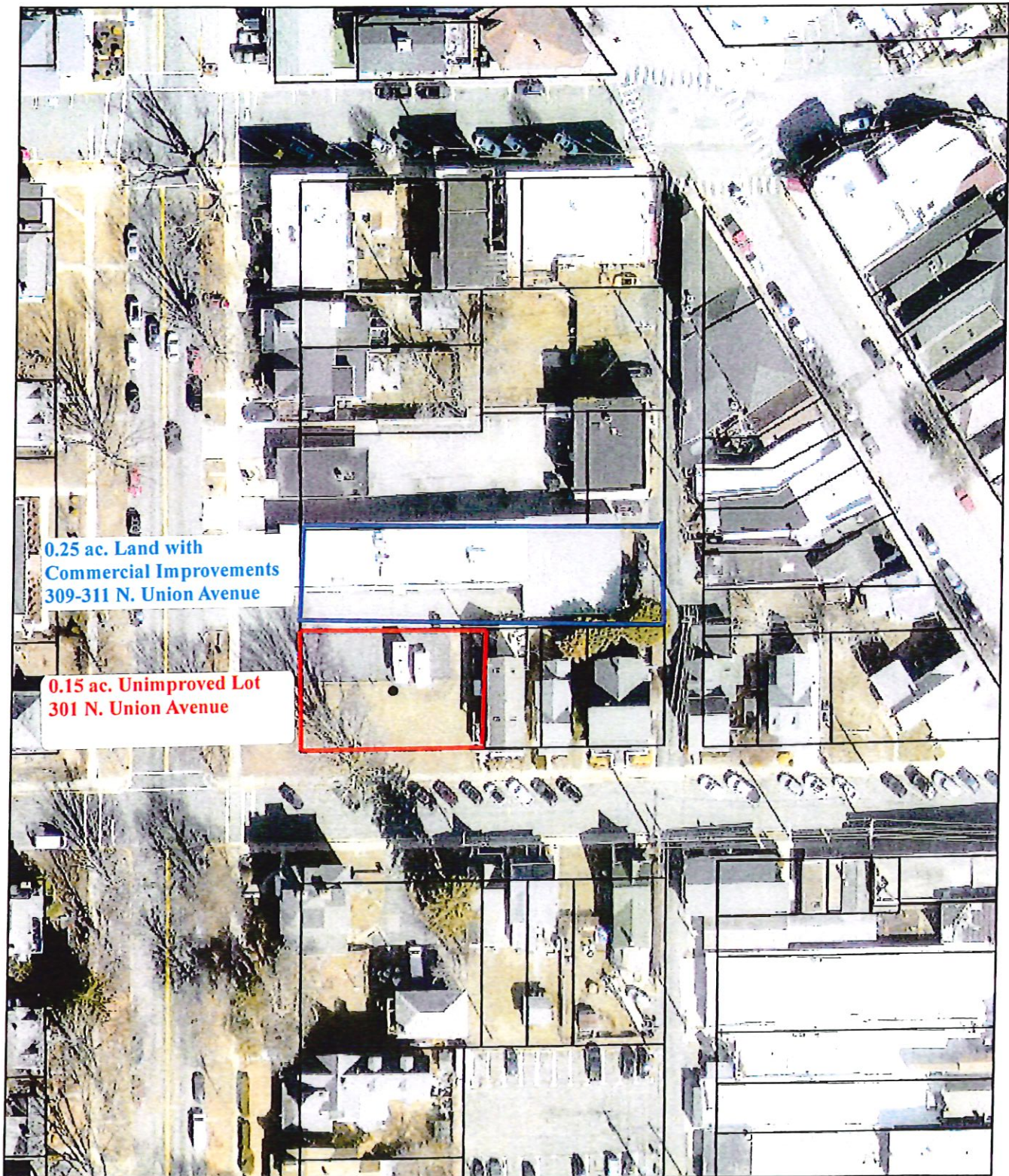
Income

	2 miles	5 miles	10 miles
Avg Household Income	\$115,091	\$113,222	\$118,854
Median Household Income	\$92,934	\$89,850	\$96,871
< \$25,000	1,000	2,241	4,628
\$25,000 - 50,000	1,020	2,488	6,349
\$50,000 - 75,000	1,086	2,366	5,748
\$75,000 - 100,000	782	1,611	4,815
\$100,000 - 125,000	781	1,730	4,389
\$125,000 - 150,000	790	1,642	4,740
\$150,000 - 200,000	892	1,877	5,270
\$200,000+	983	2,149	5,936

Page 46 Grid C3



Aerial Map - 301,309-311 N. Union Avenue, HdG, MD 21078



0.25 ac. Land with
Commercial Improvements
309-311 N. Union Avenue

0.15 ac. Unimproved Lot
301 N. Union Avenue

2/18/2026, 10:36:53 AM

Harford County Boundary

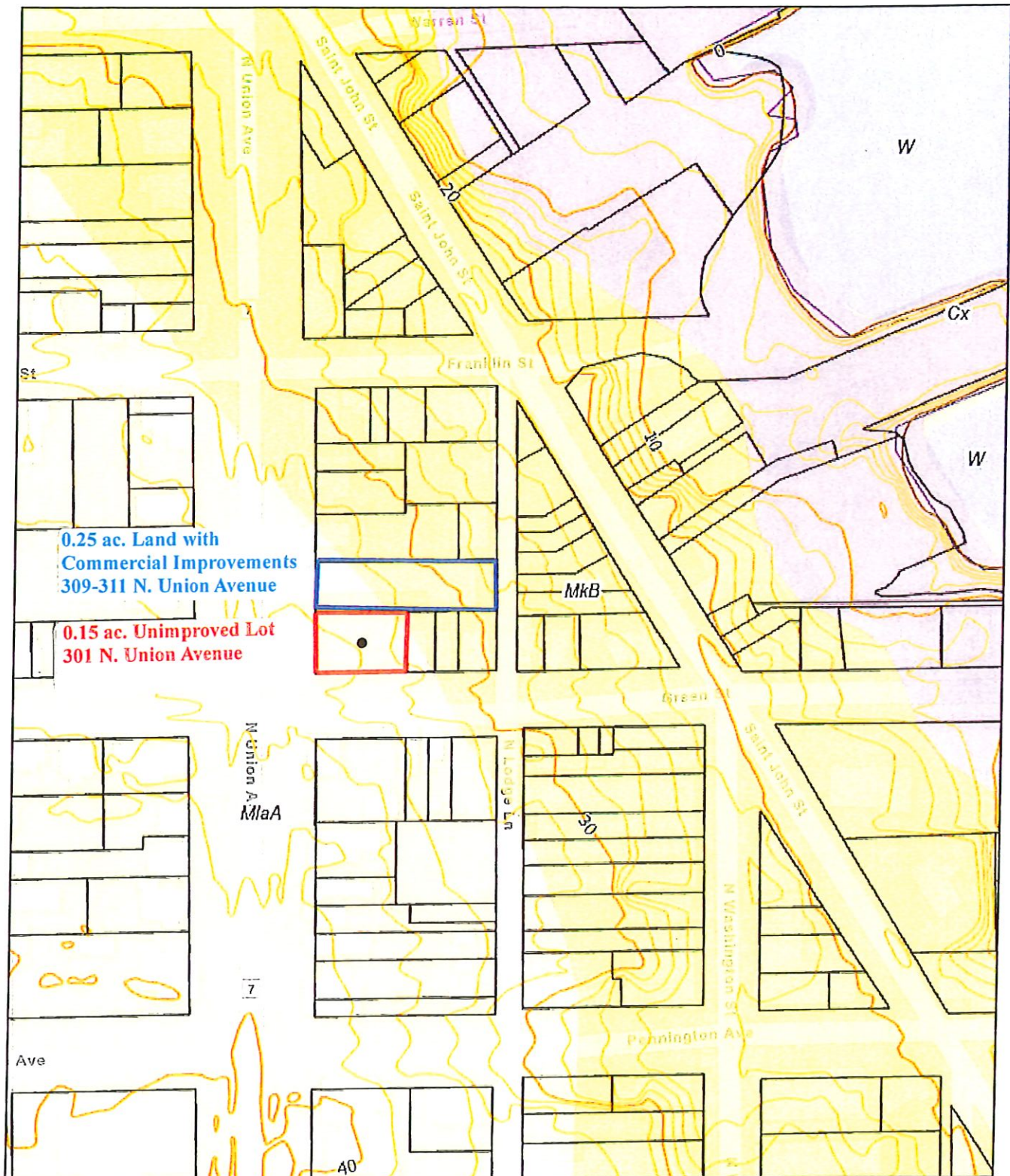
Cadastral

1:1,128
0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Sources: Esri, USGS | Esri, CGIAR, USGS |

Soils & Topo Map - 301,309-311 N. Union Avenue, HdG, MD 21078



2/18/2026, 10:26:50 AM

Soil Classifications

Cx

MkB

2' Intermediate Contours

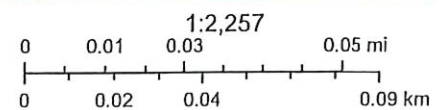
10' Index Contours

20' Index Contours

50' Index Contours

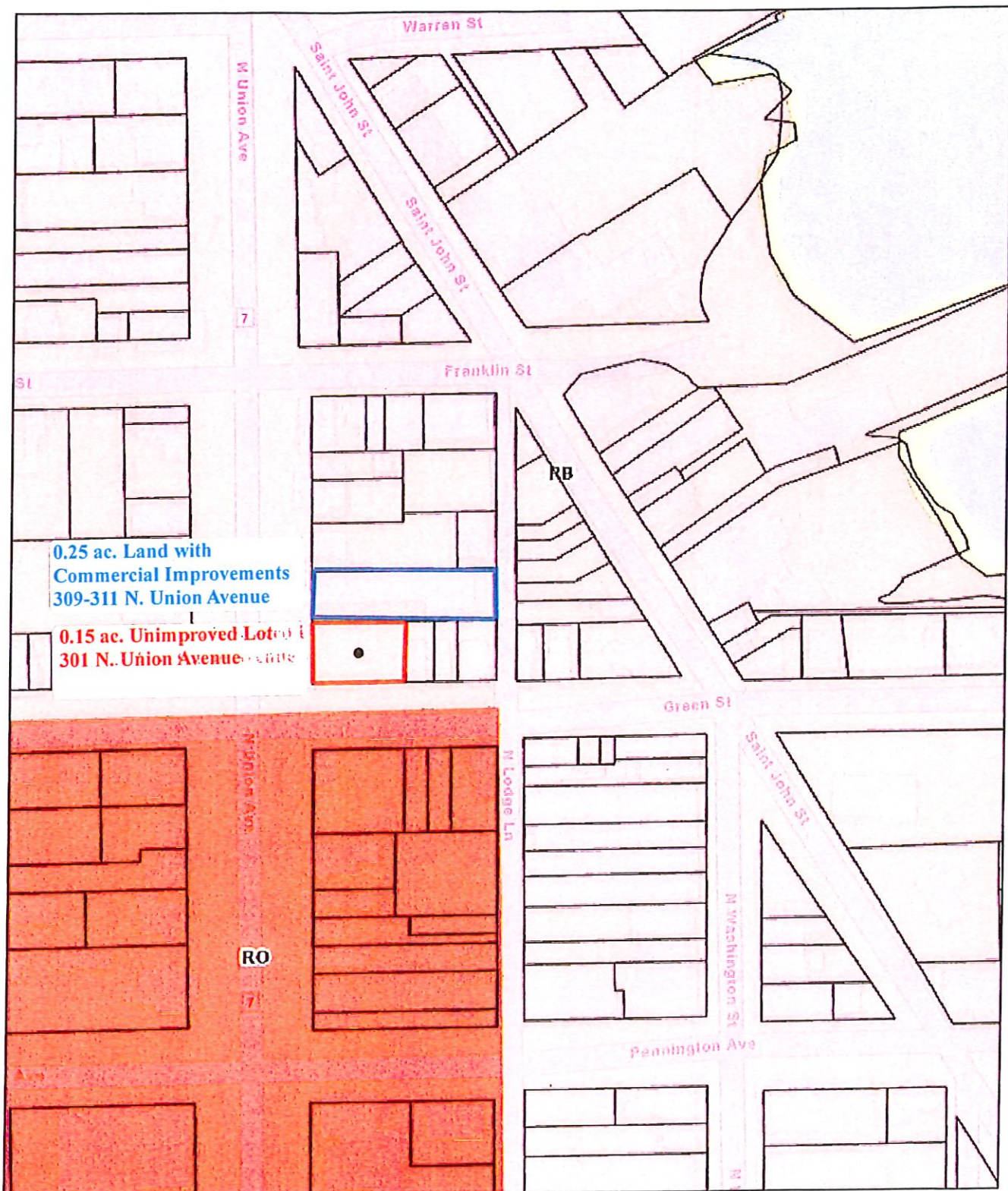
Harford County Boundary

Cadastral



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastylisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Map - 301,309-311 N. Union Avenue, HdG, MD 21078



2/18/2026, 10:34:07 AM

Harford County Boundary

Cadastral

Havre de Grace Zoning

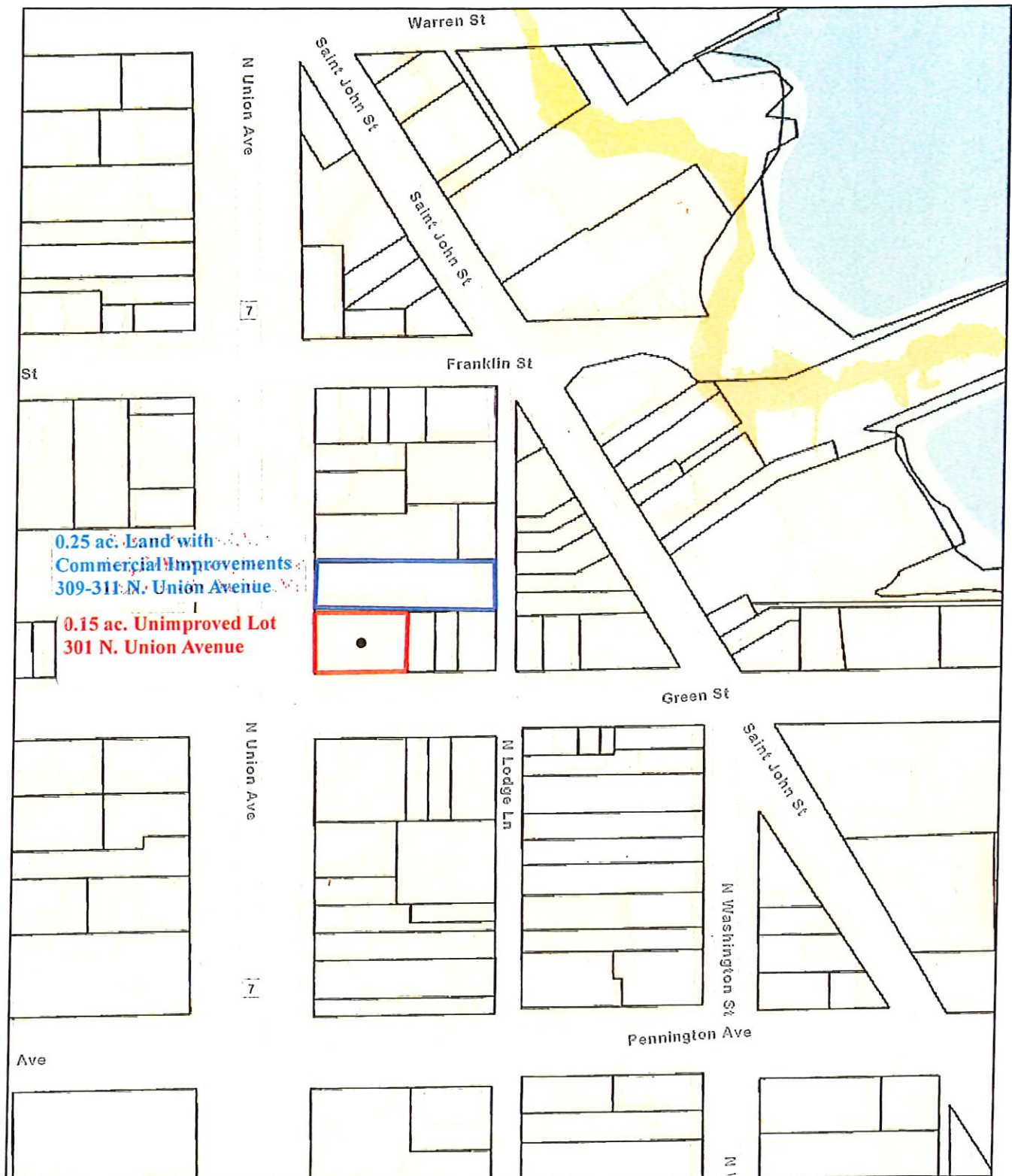
RB

RO

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Flood Map - 301,309-311 N. Union Avenue, HdG, MD 21078



2/18/2026, 10:28:53 AM

Harford County Boundary

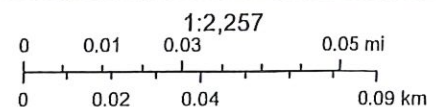
Cadastral

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

100 Year Flood Zone

AE

VE



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Harford County

[New Search \(https://sdat.dat.maryland.gov/RealProperty/\)](https://sdat.dat.maryland.gov/RealProperty/)District: **06** Account Number: **009395**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dlmdpvhelppdesk_mdp@maryland.gov (mailto:dlmdpvhelppdesk_mdp@maryland.gov).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).

Zoning & Development Regulations

RB – Residential Business

For additional information and interpretation, please contact:

City of Havre de Grace

711 Pennington Avenue * Havre de Grace, MD 21078

Tel. 410-939-1800

www.havredegracemd.gov

*City of Havre de Grace, MD
Wednesday, August 13, 2025*

Chapter 205. Zoning

Article VII. RB Residential Business District

§ 205-26. Purpose; principal permitted uses.

[Amended 5-4-2009 by Ord. No. 904; 5-3-2010 by Ord. No. 914]

- A. This district is comprised almost entirely of the older sections of the City. Most of it lies within the City's recognized National Historic Register District. It is diverse in character, containing the downtown commercial area, a large residential component of single-family and multifamily dwellings, and the intensely developed area (IDA) of the City's Chesapeake Bay Critical Area waterfront. It is intended to allow for compact urban residential areas with convenient public services and commercial uses that are compatible with nearby residential neighborhoods.
- B. The following are principal permitted uses in the Residential Business District:
- (1) Single-family detached dwellings meeting Lot Specification C, Table I.
 - (2) Townhouse dwellings meeting Lot Specification GG, Table I, and the requirements of this chapter.
 - (3) Single-family detached lane frontage dwellings meeting Lot Specification CC, Table I, and the requirements of this chapter.
 - (4) Community facilities.
 - (5) Family day-care homes.
 - (6) Utility lines.
 - (7) Offices.
 - (8) Health care facilities.
 - (9) Marinas.
 - (10) Retail sales and services.
 - (11) Banks.
 - (12) Personal service shops.
 - (13) Passenger terminals.
 - (14) Theaters.
 - (15) Restaurants.
 - (16) Temporary outside sales not exceeding three consecutive days per week.

(17) Cultural art center/visitor center.

(18) Museum.

(19) Banquet hall.

(20) Catering facilities.

(21) Childcare facility.

[Amended 7-16-2018 by Ord. No. 1007]

(22) Laboratory.

(23) Reception or meeting hall.

(24) Specialty shop.

(25) Studio, fine arts.

(26) Transportation terminal.

(27) Breweries, wineries and distilleries, subject to the following standards:

[Added 4-16-2018 by Ord. No. 1001; amended 4-15-2019 by Ord. No. 1014]

(a) When located within the Downtown Business District as identified in the City's Comprehensive Plan, no more than 15,000 square feet of a structure may be dedicated to the production of alcoholic beverages.

(b) These uses shall not be subject to any setback requirements contained in Table I if located in the Downtown Business District.

(c) The sale and consumption of alcoholic beverages shall only be permitted within an enclosed building unless the facility has an outdoor dining area or bar that has received appropriate permits and approvals from the City and from the Liquor Control Board of Harford County, if so required.

(d) Live entertainment shall not be permitted outside of the establishment past 8:00 p.m. Sunday through Thursday, and not past 10:00 p.m. Friday and Saturday.

(28) Boutique hotels:

[Added 4-15-2019 by Ord. No. 1014]

(a) Hotels shall not be subject to the setback requirements of Table I if located in the Downtown Business District as identified in the City's Comprehensive Plan.

§ 205-27. Conditional uses.

[Amended 5-4-2009 by Ord. No. 904]

The Board of Appeals may permit the following conditional uses:

A. Single-family detached dwellings meeting Lot Specification D, Table I.

AA. CBD shops and all cannabis uses as defined under the City Code, provided that another CBD shop or cannabis entity is not located within 1,000 feet.

[Added 4-3-2023 by Ord. No. 1099]

B. Single-family attached dwellings.

C. Townhouse dwellings meeting Lot Specification E, Table I, and the requirements of this chapter.

D. Accessory dwelling units meeting the requirements of this chapter.

[Amended 8-21-2023 by Ord. No. 1113]

- E. Multifamily dwellings.
- F. Rooming houses, bed-and-breakfasts and corporate housing.
- G. Parking facility or parking lot.
[Amended 5-3-2010 by Ord. No. 914]
- H. Churches meeting Lot Specification H, Table I.
- I. Schools.
- J. Clubs, provided that any principal building or swimming pool shall be located not less than 100 feet from any other lot in any residential district.
- K. Public utility structures.^[1]
[1] *Editor's Note: Former Subsection L, Cemeteries, which immediately followed this subsection, was repealed 5-3-2010 by Ord. No. 914, which ordinance also redesignated former Subsections M through AA as Subsections L through Z, respectively.*
- L. Funeral establishments, provided that a principal vehicular access shall be located on the public right-of-way and site illumination shall be limited to parking areas and landscaped areas.
- M. Gas stations, provided that no such use shall be permitted within the Chesapeake Bay at mean high tide critical area as shown on the Critical Area Map.
[Amended 9-15-2014 by Ord. No. 960]
- N. Hotels with more than 25 rooms meeting Lot Specification F, Table I. ^[2]
[Amended 5-3-2010 by Ord. No. 914; 4-16-2018 by Ord. No. 1001; 4-15-2019 by Ord. No. 1014]
[2] *Editor's Note: Former Subsection P, Warehouses, and Subsection Q, Bulk petroleum and sales, which immediately followed this subsection, were repealed 5-3-2010 by Ord. No. 914, which ordinance also redesignated former Subsections R through AA as Subsections O through X, respectively.*
- O. Retail sales and services meeting Lot Specification O, Table I.
[Amended 5-3-2010 by Ord. No. 914]
- P. Temporary commercial circuses and carnivals, provided that:
 - (1) Occupancy permits may be issued for a period not exceeding seven days.
 - (2) A minimum lot area of one acre shall be provided.
- Q. Bakery meeting Lot Specification O, Table I.
- R. Laundry, clothes cleaning, dyeing, carpet cleaning and linen supply meeting Lot Specification O, Table I.^[3]
[3] *Editor's Note: Former Subsection V, Wholesaling, which immediately followed this subsection, was repealed 5-3-2010 by Ord. No. 914, which ordinance also redesignated former Subsections W through AA as Subsections S through W, respectively.*
- S. Offices meeting Lot Specification O, Table I.
- T. Retail sales meeting Lot Specification O, Table I.
- U. Banks meeting Lot Specification O, Table I.
- V. Personal service shops meeting Lot Specification O, Table I.
- W. Restaurants meeting Lot Specification O, Table I.

- X. Amusement center.
[Added 5-3-2010 by Ord. No. 914]
- Y. Community residential facility.
[Added 5-3-2010 by Ord. No. 914]
- Z. Auto repair or service center.
[Added 9-15-2014 by Ord. No. 960]

§ 205-28. Accessory uses and structures.

Accessory structures shall not be located in a front yard and shall not occupy more than 50% of the entire yard. Accessory structures and uses customarily incidental to any principal permitted use or conditional use shall be permitted without hearing and shall include, but not be limited to:

- A. Off-street parking.
- B. Garden houses, toolhouses, swimming pools, playhouses, private garages, or greenhouses, provided that these structures are not used for commercial purposes and do not produce dust, odor or other nuisances.
- C. Other customary accessory uses and structures, provided that such uses and structures are clearly incidental to the principal use.
- D. Freestanding walls.
- E. ⁽¹⁾Home occupation.
[1] *Editor's Note: Former Subsection E, which listed one additional dwelling unit in a single-family detached structure as an accessory structure, was repealed 11-7-2022 by Ord. No. 1086. This ordinance also redesignated former Subsections F through H as Subsections E through G.*
- F. One coin-operated amusement device per use plus one additional coin-operated amusement device for each 1,500 square feet of floor area of the interior of the premises actually devoted to the principal use not to exceed four such devices shall be permitted as accessory to such uses which are not entertainment, leisure or recreation oriented. All coin-operated amusement devices lawfully in use prior to February 1, 1983, shall be permitted to remain in use.
- G. Attached or detached decks, provided that:
 - (1) No part of a deck shall be constructed closer than 10 feet to the rear property line of the lot.
[Amended 5-4-2009 by Ord. No. 904]
 - (2) No part of a deck shall be constructed closer to a side property line than the minimum side yard setback distance of the principal dwelling structure, as applies to this district, and specified for permitted and conditional uses in Table I herein, and no part of a deck shall be constructed closer than two feet to a side property line in any case.
 - (3) No part of a deck that extends closer to the rear property line than the minimum rear setback distance of the principal dwelling structure, as applies to this district, and specified for permitted and conditional uses in Table I herein, shall be enclosed above or below its floor deck with privacy fencing, solid guards, latticework or other visual barriers except open guardrailings and support columns.
 - (4) No part of a deck that extends closer to the rear property line than the minimum rear setback distance of the principal dwelling structure, as applies to this district, and specified for permitted and conditional uses in Table I herein, shall be constructed with its floor level higher than the main living floor of said principal dwelling.

§ 205-28.1. Prohibited uses

[Added 4-3-2023 by Ord. No. 1099^[1]]

A. The following uses are prohibited in the RB/Residential Business zoning district. Uses listed below that are currently operating at the time this law is passed will be considered nonconforming:

- (1) Bail bond business.
- (2) Body art establishment.
- (3) Cannabis growing and processing facilities.
- (4) Cash for gold business.
- (5) Pain management clinics.
- (6) Pawn shops.
- (7) Payday advance business.

[1] *Editor's Note: This ordinance also renumbered previous § 205.28.1 as § 205.28.2.*

§ 205-28.2. Publicly owned waterfront parcels.

[Added 11-2-2015 by Ord. No. 972]

A. Any publicly owned waterfront parcel of property may have the following principal permitted uses:

- (1) Marinas with public water access.
- (2) Restaurant with public water access.
- (3) Museum with public water access.
- (4) Parking lot with public water access.
- (5) Public park with public water access.

B. The Board of Appeals may permit the following conditional uses:

- (1) Hotel with public water access.
- (2) Banquet hall with public water access.
- (3) Multifamily dwelling with public water access.
- (4) Bed-and-breakfast with public water access.

C. The public water access required by this section places as a condition of development that the property owner submit to the Mayor and City Council a concept plan for approval prior to the submission of any site plan to the Department of Planning or the City Planning Commission, showing direct access to the water for use by the public in a manner that is consistent with the public use of the City Yacht Basin, the Promenade, Hutchins Park, Jean Roberts Park, and David Craig Park.

D. The area used for public water access may be used to satisfy any open space requirements.

E. The maximum height of any structure on the real property is 30 feet.