

\$399,900 - 12133 Neale Sound Dr, COBB ISLAND

MLS® #MDCH2043310

\$399,900

1 Bedroom, 2.50 Bathroom, 2,440 sqft

Residential on 0.00 Acres

COBB ISLAND, COBB ISLAND, MD

GREAT OPPORTUNITY to Unlock the potential of this remarkable 2440 sq ft space that is zoned Commercial Village - Mixed Use and once thrived as The Cove at Cobb Island â€” a beloved neighborhood restaurant, coffee bistro, and wine bar with an established following. This versatile property presents an exciting opportunity for entrepreneurs to revive the cherished gathering place or explore a myriad of alternative uses. It could even be converted into living space. It features a separate efficiency cottage that could be lived in or rented out. The building, exuding the charm of a contemporary cottage, boasts stylish interiors flooded with natural light, adorned with beautiful murals depicting local river and plant life. Featuring luxury vinyl plank flooring, a newer roof, and HVAC system, the property offers both aesthetic appeal and modern amenities. Equipment conveys - ready for you to start the business up again! Additionally, a small efficiency apartment/cottage provides potential rental income. There is some extra space that can be used for outdoor dining. ADA accessible via a ramp for both the main building and the apartment, this property also includes a convenient shed for extra storage. Whether envisioning an art studio, antiques shop, beachwear boutique, or any community-focused business, this space is a canvas for your entrepreneurial dreams. Seize the opportunity to shape the next chapter of this versatile commercial property in the heart



of Cobb Island. This property includes Lots 6, 7, A and Parcel 3. This property is also listed as Commercial Opportunity under MLS# MDCH2028298

Built in 1930

Essential Information

MLS® #	MDCH2043310
Price	\$399,900
Bedrooms	1
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,440
Acres	0.00
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Cottage, Cape Cod, Craftsman
Status	Active

Community Information

Address	12133 Neale Sound Dr
Subdivision	COBB ISLAND
City	COBB ISLAND
County	CHARLES-MD
State	MD
Zip Code	20625

Amenities

Parking	Handicap Parking
View	River, Trees/Woods, Water

Interior

Heating	Heat Pump(s)
Cooling	Ceiling Fan(s), Heat Pump(s)
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Lot Description	Corner Lot, Level, Landscaping
Roof	Composite, Shingle
Foundation	Crawl Space

School Information

District	CHARLES COUNTY PUBLIC SCHOOLS
Elementary	DR. THOMAS L. HIGDON
Middle	PICCOWAXEN
High	LA PLATA

Additional Information

Date Listed	May 25th, 2025
Days on Market	157
Zoning	CV

Listing Details

Listing Office	CENTURY 21 New Millennium
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