

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440

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REAL ESTATE AUCTION

Featuring Live Onsite & Simulcast Online Bidding
- Opening Bid: \$300,000 -

TILGHMAN ISLAND

WATERFRONT RESTAURANT & DOCK BAR

4,277± Sq. Ft. GBA ♦ 0.27± Acre

Known As

6136 TILGHMAN ISLAND ROAD

Formerly Operated as "Gina's at the Bridge" & "Tiki Mike's"
Tilghman, Talbot County, MD 21671

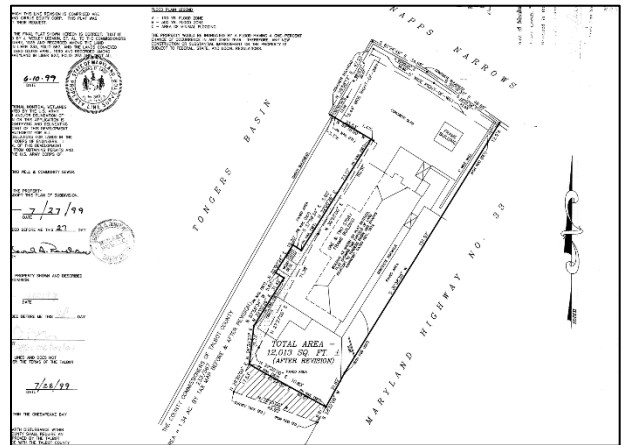
Online Bidding Opens

THURSDAY, OCTOBER 29, 2026

Live Onsite Auction

FRIDAY, OCTOBER 30, 2026

AT 12:00 NOON



NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

GENERAL INFORMATION:

A once in a lifetime opportunity to purchase a waterfront restaurant building with tiki bar in one of the most sought after locations on Maryland's Eastern Shore. Located at the gateway to Tilghman Island and facing the Tilghman Island Drawbridge, considered to be the busiest in the Country, the property features ample exposure to both boat and vehicle traffic. The auction provides an opportunity for both users and investors to purchase a trophy waterfront property in a truly unique, desirable location with extensive long-term potential.

LOCATION:

Tilghman Island sits at the western tip of Talbot County on Maryland's Eastern Shore, reached via Tilghman Island Road (MD-33/Chesapeake Country Scenic Byway) and connected to the mainland by the drawbridge over Knapps Narrows — the busiest bascule bridge in the country. This narrow, three-mile island sits between the Chesapeake Bay and the Choptank River, giving waterfront property direct exposure to some of the most storied cruising and fishing grounds on the East Coast.

For a buyer, the island's identity as a working watermen's village — still home to historic skipjacks docked at Dogwood Harbor — pairs with a growing wave of heritage tourism, drawing visitors seeking authentic seafood, boating, and Chesapeake Bay charm just 15 miles from St. Michaels and roughly 85 miles from BWI. A waterfront restaurant here taps directly into that draw, serving both a loyal local base and a steady seasonal flow of boaters, anglers, and day-trippers exploring the Great Talbot County Loop. Limited commercial waterfront inventory on the island, combined with recent hospitality investment nearby, adds to the appeal for an owner-operator or investor looking to capture Tilghman's blend of maritime tradition and rising visibility as an Eastern Shore destination.

For more information about the area, please visit:

Tilghman Island, MD – <https://tilghmanisland.org/>

Destinations: Tilghman Island – <https://tourtalbot.org/destinations/tilghman-island/>

Talbot County, MD – <https://talbotcountymd.gov/>

SITE:

Lot size: 0.276 acre, more or less, according to public tax records

Approximately 132' of water frontage along Knapp's Narrows and Tonger's Basin

Access via Oyster Shell Road

Ample parking along the surrounding County Wharf. Approximately 6 spaces on property.

Well and public sewer

Zone AE (EL. 4) Flood Zone

ZONING:

Zoned VM – Village Mixed (Talbot County)

According to the Talbot County Zoning Code, "The Village Mixed District provides for low- or moderate-intensity residential and commercial uses. This district may contain a mixture of residential, commercial, and maritime/agricultural service uses. The commercial and service uses serve residents of the village and nearby areas, and may include heritage tourism uses to attract visitors."

For more information about Talbot County Zoning, please visit: <https://talbotcountymd.gov/planning>

IMPROVEMENTS:

One and two story frame building – according to public tax records was originally constructed in 1930 and contains 4,277 square feet of gross building area. An additional frame tiki bar and surrounding patio area expand potential seating significantly.

Features Include:

- Full Kitchen
- Multiple seating areas
- Outdoor deck and patio space
- Interior and exterior bars
- Full kitchen with hood system
- Powder Rooms

More information coming soon!

TITLE:

In fee simple; sold free and clear of all liens.

TAXES:

Published annual real estate taxes are \$5,365.17 based on a full value tax assessment of \$576,900.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A \$40,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 11:00 a.m. on Monday, November 2, 2026 (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders – A \$40,000 deposit, payable by cashier's check or wire transfer, is due from all online bidders prior to bidding platform approval. That deposit to be applied to the purchase price for the purchaser, and all other deposits returned within 1 business day. Deposit to be increased to 10% of the purchase price by the purchaser by 11:00 a.m. on Monday, November 2, 2026. If you are unable to comply with the timeline, please do not bid. Please see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/6136-tilghman-island-road/>

Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the additional deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the purchaser. The property will be sold in "AS IS, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, and any Talbot County notices or violations, if any. Purchaser assumes the risk of loss from the date of contract forward. If the Seller is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the purchaser, except where otherwise mandated by local, State or Federal law. Time is of the essence. A 6% buyers premium will be added to the high bid and becomes part of the contract price.

Please visit this auction's web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/6136-tilghman-island-road/>



PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation.

INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit:
ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

Remember me on this device

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

BID \$400,000

Bid the current asking price

Bid a specific amount

Enter a custom bid

Create maxbid

Let the system bid up to your maxbid

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

~ \$400,000 Opening Bid ~

SPENCERVILLE

~ Montgomery County ~

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

#1 • 15421 Thompson Road
LIVE IN 1d 1h 11min
High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)