



BUY IT NOW

– Call or email for pricing –

ABERDEEN

– Opposite Aberdeen Festival Park –

COMMERCIAL BUILDING

3,100 Sq. Ft. GBA ♦ 2 Drive-In Bays ♦ Parking

Known As

22 HOWARD STREET

Corner Centennial Lane
Aberdeen, Harford County, MD 21001

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.

LOCATION:

22 Howard Street is located in downtown Aberdeen in northern Harford County. Aberdeen is a well known hub of commercial, government and military activity in northeastern Maryland. Aberdeen Proving Grounds, the county's largest employer, is approximately 6 miles southeast of the property. The property is very easily accessible, with Pulaski Highway (US-40) just two blocks south, MD-22 (Aberdeen Thruway/Harford Boulevard) one-half mile north and I-95 two miles northwest. Proximate public transportation includes an Amtrak Station within one-quarter mile, and both Greyhound and local bus service within a few blocks.

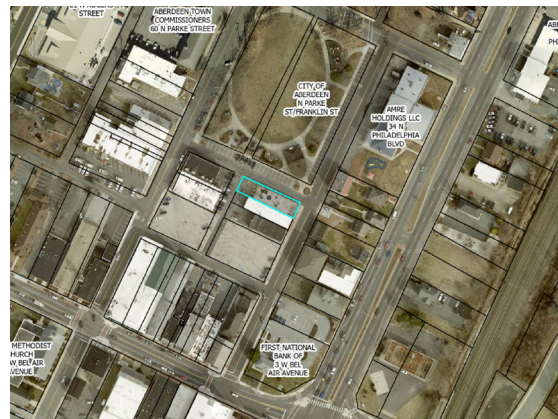
The property is situated at the corner of Howard Street and Centennial Lane in the heart of Aberdeen. The property sits opposite Aberdeen Festival Park, which hosts an array of both public and private events throughout the year, in addition to a playground, pavilion and other facilities. Aberdeen City Hall is at the opposite corner of the park. Other surrounding property uses include restaurants, retail storefronts, service providers, government buildings, the Aberdeen Chamber of Commerce and Aberdeen Historical Museum. The property is well situated for retail use, flex use, office or multifamily conversion. TOD zoning permits a wide variety of uses. The auction presents an opportunity to re-purpose a well located corner building with excellent exposure.

For more information about the area, please visit:

City of Aberdeen, MD – <https://www.aberdeenmd.gov/>

Festival Park – <https://www.aberdeenmd.gov/city-of-aberdeen-parks-and-recreation-board/pages/festival-park>

Harford County, MD – <https://www.harfordcountymd.gov/>



SITE:

Lot size – 4,521 square feet, or 0.1 acre, more or less

The lot fronts approximately 33' on Howard Street and 144' on Centennial Lane (facing Festival Park).

The property features 2-3 off street parking spaces at the rear, and ample public parking surrounding the park.

All public utilities

ZONING:

T-6 TOD – Downtown (City of Aberdeen Zoning) – Transit Oriented Development

According to the Aberdeen Zoning Code, the TOD district is “designed to maximize the development potential of the Aberdeen TOD to foster a mix of vertical and horizontal land uses, promote shop fronts and commercial uses at street level, accommodate wide pedestrian-friendly sidewalks and multimodal streets, encourage upper-story residential and office uses, and provide on-site parking facilities in the rear and accesses when possible through rear alleys or side streets.”

Example permitted residential uses in the TOD district include:

- Apartments – Garden, Mid-Rise, High-Rise and Accessory to Residence or Commercial Use
- Day Care (Family)
- Townhouse
- Live/Work Unit
- Assisted Living

Example permitted commercial uses in the TOD district include:

- Bank
- Brewery and Brewpub
- Business and Professional Services
- Catering Service
- Day Care Center (Group)
- Day Spa
- Hotel
- Liquor Store
- Office Building
- Open-air market
- Restaurant
- Retail
- Shopping Center
- Supermarket

An array of institutional uses, including art galleries, community center, fraternal clubs, library and museums are also permitted.

For more information about City of Aberdeen Zoning, please visit:

Planning and Community Development – <https://www.aberdeenmd.gov/planning-and-community-development>
[Zoning Map](#)

IMPROVEMENTS:

Single story in-line masonry commercial building – constructed in 1945 and containing 3,100 square feet of gross building area, according to public tax records. The building features new windows, two drive-in bays with roll-up doors and an open layout. The property is well positioned for full renovation or redevelopment.

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are believed to be \$2,662 including both City of Aberdeen and Harford County taxes, based on a full value tax assessment of \$168,700.

SUMMARY TERMS OF SALE – PLEASE REFER TO THE CONTRACT FOR THE COMPLETE TERMS OF SALE:

A \$15,000 deposit, or 10% of the purchase price (whichever is greater), payable by cashier's check or wire transfer, will be required of the purchaser. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the 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, ground rent and 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” condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Harford County violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. 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 5% buyer's premium will be added to the final bid price.