

**AJ BILLIG**

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[www.ajbillig.com](http://www.ajbillig.com)**BUY IT NOW****REISTERSTOWN****FULLY RENOVATED  
FREESTANDING BUILDING**Zoned BM – Business Major  
Detached Garage ♦ 16,000+ Cars Per Day***Suitable for Residential or Commercial Use***

Known As

**35 WESTMINSTER PIKE (MD-140)**

Reisterstown, Baltimore County, MD 21136



**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:**

35 Westminster Pike is located in the Reisterstown area of northwestern Baltimore County. The property is especially well located along a thriving commercial corridor that includes the Reisterstown Historic Main Street District, and features a variety of retail shopping, groceries, restaurants, and other services for both nearby residents and visitors. The district holds many yearly events, such as the Autumn Glory Festival, Maryland State BBQ Bash and National Folk Festival, which create a strong community bond. Recreational facilities are also readily available, including the Reisterstown Regional Park, Hannah More Park, Soldiers Delight and Liberty Reservoir. According to the Baltimore County Public Schools website, nearby schools are Franklin Elementary, Middle and High.

The exposure at the site is impressive, with a good opportunity for traffic signage along Route MD-140. According to the Maryland Department of Transportation, the annual average daily traffic count is 16,322 along the corridor of Westminster Pike in front of the property. The property is suitable for both commercial and residential use. Its proximity to a large consumer base, together with the easily accessible major routes, provide an attractive opportunity to business owners and investors looking to place tenants.

For more information about the area, please visit:

Baltimore County Public Schools – <http://bcps.org/>

Baltimore County Government – <https://www.baltimorecountymd.gov/>

Reisterstown – <https://mainstreetmaryland.org/visit/reisterstown/>

For more information about traffic statistics nearby, please visit:

ArcGIS – <https://maryland.maps.arcgis.com/apps/webappviewer/>

**SITE:**

Lot size – 0.15 acre, more or less, according to public tax records  
The property is serviced by public water and private septic.

**ZONING:**

BM, Business Major

As defined by Baltimore County, “typical uses permitted by right are retail sales, personal services, restaurant, bank, office, food store, medical clinic, service garage, hotel/motel, theater, and more.” For more information on the zoning please visit Baltimore County Zoning – <https://www.baltimorecountymd.gov/departments/pai/zoning/>

**IMPROVEMENTS:**

Two story freestanding building and detached garage – constructed in 1911, fully renovated in 2021, and contains 1,564 square feet of living area above grade and 782 square feet of basement space, according to tax records. The home features new roofing, flooring and kitchen appliances.

Additional details are as follows:

**Exterior:**

- Vinyl siding
- Asphalt shingle roof
- Vinyl clad replacement windows
- Cellar access to the basement

**Mechanical:**

- 89 gallon gas water heater
- Gas furnace

**Interior:****First Floor –**

- Kitchen – tile floor
- Living room – wood floor
- Dining room – wood floor
- Half bath – tile floor

**Second floor –**

- Bedroom – wood floor
- Bedroom – wood floor
- Bedroom – wood floor
- Full bath – tile floor
- Full bath – tile floor

**TITLE:**

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

**TAXES:**

Published annual real estate taxes are \$2,355.89, based on a full value assessment of \$193,933.

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser. 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 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 settlement. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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.