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NORTHWEST BALTIMORE

"Woodmere"

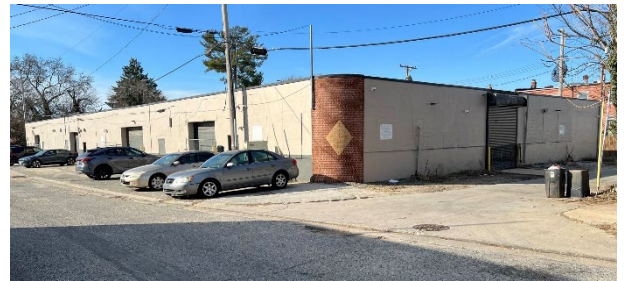
ONE STORY MASONRY INDUSTRIAL BUILDING

17,662± SF ♦ Zoned I-1
5 Bays ♦ Drive-in Loading
Onsite Parking for 30 Cars

Known As

4100 AQUARIUM PLACE

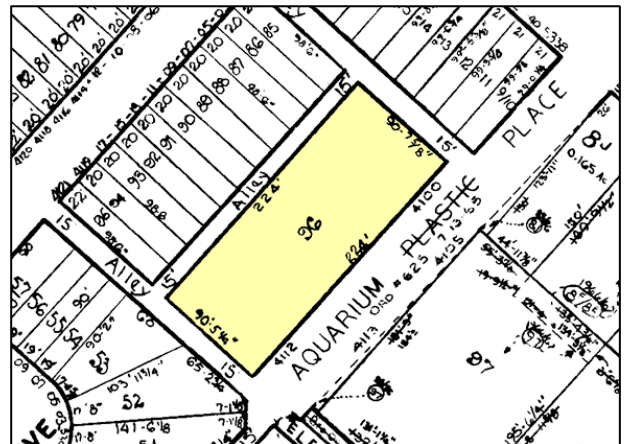
Off 5400 Reisterstown Road
Baltimore, MD 21215



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:

Well located one story industrial building has five tenant bays and is currently occupied by three month-to-month tenants and one tenant under a five year lease. Current rents for the four occupied bays are \$9,500 per month or \$114,000 annually. Each bay has an overhead drive-in door. The property is located in an Enterprise Zone, providing potential real property and income tax credits. The building was built and previously managed by St. John Properties.



LOCATION:

4100 Aquarium Place is located west of the 5400 block of Reisterstown Road, south of Rogers Avenue, north of Hayward Avenue and east of Wabash Avenue. The building is two blocks south of the rejuvenated Hilltop Shopping Center and MVA office, and near the Rogers Avenue Metro Subway station. Properties in the surrounding area are a mixture of commercial, industrial and residential land uses. Public bus service is along Reisterstown Road.

SITE:

Level, rectangular lot – approximately 90' x 224', comprising 20,272 square feet or 0.465 acre. Property fronts 224' along the north side of Aquarium Place, with alleys on the other three sides. [Plot](#)
Zoning I-1, Light Industrial, for light manufacturing, fabricating, processing, wholesale distributing and warehousing
Paved onsite parking for approximately 30 cars

IMPROVEMENTS:

One story brick and block industrial building, constructed in 1952, containing approximately 17,662 square feet according to public tax records.

- Currently divided into 5 bays, ranging from 2,520 to 5,040 square feet. [Floor Plan](#)
- Each bay has an overhead drive-in door (8' wide by 12' high), rest room and gas space heater(s)
- Single and three-phase electrical service
- Heavy concrete floors
- Ceiling heights 12' – 14'

TITLE:

The property is in fee simple and sold free and clear of liens. Baltimore City Deed Book MB 25240, Page 98.

TAXES:

Published annual real estate taxes are \$9,513.

ADDITIONAL INFORMATION:

Please complete the [Waiver and Confidentiality agreement](#) to receive:

- Leases
- Environmental Reports

SUMMARY TERMS OF SALE:

Please see the [contract of sale](#) for complete terms.

A 10% deposit, payable by cashier's check or wire, will be required of the purchaser at time and place of sale. 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, rents 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, and subject to the rights of the tenants in possession and any existing leases. 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 a 6% buyer's premium will be added to the final bid price. otherwise mandated by local, State or Federal law. Time is of the essence. A 6% buyer's premium will be added to the final bid price.

Sale conducted in collaboration with Gold and Company, LLC.

Please visit this auction's web page for the linked documents, more photos, and auction registration:

<https://ajbillig.com/auction/4100-aquarium-place/>

