



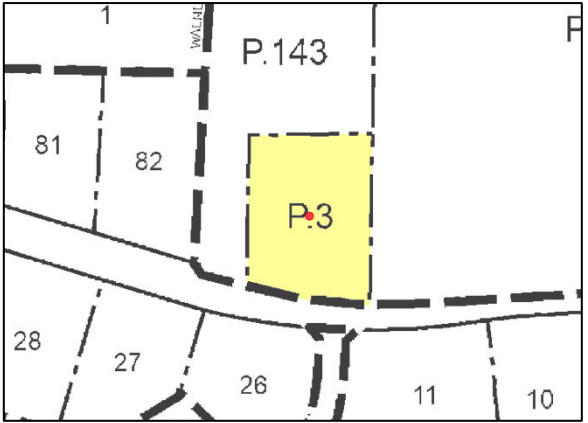
BUY IT NOW

Call for pricing!

NORTHERN BALTIMORE COUNTY
– White Hall Area –

2.18± ACRE
MIXED-USE PROPERTY
Renovated Home & Workshop Building
– Commercial Zoning –

Known As:
19701 OLD YORK ROAD
Opposite Twig Court
White Hall, Baltimore County, MD 21161



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:

19701 Old York Road is located in the White Hall area of Northern Baltimore County. The larger area is referred to more broadly as the Hereford Zone. The property is among very few commercially zoned sites in a largely agricultural community. Old York Road is a primary commuter route in the area, with about 8,088 cars per day (AADT) passing the site, according to MDOT statistics. The property is located approximately 4 miles east of I-83, the Harrisburg Expressway, and about 2 miles west of Norrisville Road. Surrounding properties include farms, single family home sites, automotive and small contracting businesses. According to the Baltimore County Public Schools locator app, nearby schools are Seventh District Elementary, Hereford Middle and Hereford High.

The subject property was previously operated as a nursery and landscaping business known as “Outdoor Expressions Garden Center.” The main structure has since been substantially renovated for use as a single family home, but with a flexible enough layout for business or mixed-use purposes. The property also features a well-sized outbuilding with electrical service, suitable for a workshop, office, farm stand or other business or hobby. Zoning is both RCC, Rural Commercial, and RC-2, Agricultural, allowing for a wide variety of commercial, agricultural and residential uses. The auction provides an excellent opportunity to purchase a well-located property with good exposure, flexible zoning, where much of the hard work has already been done.

For more information about the area, please visit:
Baltimore County Government – <https://www.baltimorecountymd.gov/>
My Neighborhood – <https://bcgis.baltimorecountymd.gov/myneighborhood/>
Baltimore County Public Schools – <https://www.bcps.org/>

SITE:

Lot size – 2.18 acres, more or less

The lot is partially clear at the center, with mature trees and landscaping filling out the rest of the site. Driveway and asphalt and gravel parking areas for 8+ vehicles. Shoulder/deceleration lane at the front of the property for westbound traffic. Approximately 225' of frontage on Old York Road, with depths of approximately 320'.

Private well (2 wells) and septic. Water quality and septic inspections are provided below.

The septic and well quality reports were obtained from an unrelated third party, not directly from the seller or prior owner. Based on the age of the septic system and repairs discussed in the report, replacement of the existing septic may be required.

[Septic Report](#)

[Well Quality Report](#)

ZONING:

RCC – Resource Conservation Commercial and RC-2 – Agriculture

The front of the property, surrounding the structures and parking area, is zoned RCC, allowing for a variety of property uses. According to the Baltimore County Citizen's Guide to Zoning, the intent of the district is "to provide a limited range of commercial development in the rural areas, but at a scale and intensity appropriate for the rural setting." Example uses permitted by right include "Agriculturally related retail, office and service use, farm market, bank, garden center, restaurant/tavern, retail establishments, barber and beauty shop, bed and breakfast."

The rear of the property is zoned RC-2 Agriculture. The intent of the district is "To foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses." "Typical Uses Permitted by Right: Farm, farmette, single-family detached dwelling, farmer's roadside stand, tenant house."

Buyers are encouraged to perform their own due diligence as to intended use, possible subdivision and other regulations. For more information about Baltimore County Zoning, please visit:

Zoning Review – <https://www.baltimorecountymd.gov/departments/pai/zoning/>

To view the [Zoning Map](#), please visit this auction's web page: <https://ajbillig.com/auction/19701-old-york-road/>

IMPROVEMENTS:

The property is improved by a recently renovated two story traditional home with wraparound porch and an outbuilding with covered porch and electric services.

Two story traditional home – constructed in 1940, renovated in 2023, containing 2,144 interior square feet above grade plus unfinished basement, according to public tax records. Actual interior square footage is believed to be larger. The home is arranged as follows:

Exterior:

- Frame construction with siding
- Mixed roofing with shingle Mansard-style fascia, asphalt shingles and some flat-built-up portions
- Vinyl-clad replacement windows
- Aluminum down spouts and rain gutters

Interior:

First floor –

- Large, open living room – wood floor, recessed lighting
- Dining room – ceramic tile floor, decorative fireplace mantle and built-ins
- Fully updated kitchen – ceramic tile floor, granite counter tops, stainless appliances
- Office or den – wood floor
- Full bath – ceramic tile floor
- Sun porch or larger office area – ceramic tile floor

Second floor –

- Bedroom – carpet
- Bedroom – carpet
- Bedroom – carpet
- Large, updated bathroom – wood and ceramic tile floors, fully ceramic shower stall, claw foot tub, dual vanities with granite tops
- Laundry area with wood floor and hook-ups

Basement/Mechanical –

- Unfinished basement – utility and storage areas
- Gas (propane) forced air heat
- CAC
- Electric water heater
- Above ground propane tank
- 2 electric meters

Outbuilding – Asphalt shingle roof. Covered front porch. Electrical service. Contains approximately 250 square feet.

TITLE:

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

TAXES:

Current annual real estate taxes are \$3,444.90, based on a full value tax assessment of \$284,233.

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, 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. 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. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

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

<https://ajbillig.com/auction/19701-old-york-road/>



AJ BILLIG**REAL ESTATE • AUCTIONEERS****410-296-8440** **ajbillig.com**

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.

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