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## AUCHENTOROLY-PARKWOOD "Mondawmin Mall Area"

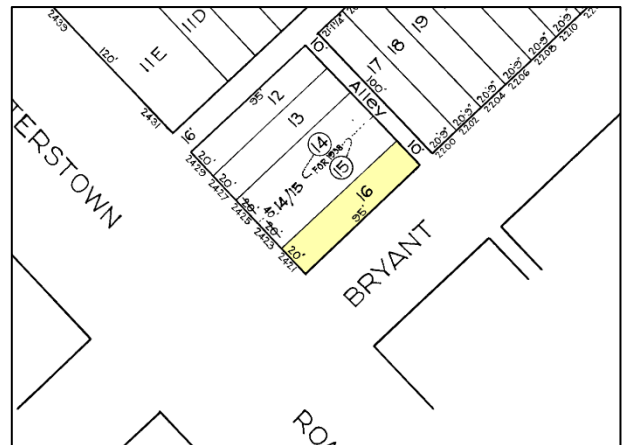
### ONE STORY BUILDING

– Arranged as a Hair Salon –

Known As:

**2421 REISTERSTOWN ROAD**

Near Gwynns Falls Parkway  
Baltimore City, Maryland 21217



**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:**

2421 Reisterstown Road is located in the Auchentoroly-Parkwood neighborhood of West Baltimore City. Surrounding neighborhoods include Penn North, Mondawmin, and Liberty Square. The neighborhood, commonly referred to as Auchentoroly Terrace or Mondawmin, is a vibrant community near Druid Hill Park and Mondawmin Mall. The area has been the center of significant investments, of which the most notable one is the recreation of Druid Hill Park. \$290 million is invested in the park's redevelopment which will reshape and modernize the area.

Located within close proximity to major neighborhood attractions, the property is also convenient to many forms of public transportation, including many bus lines and the Baltimore metro. Commuters have convenient access to major thoroughfares, I-83 for north/south travel and North Avenue for east/west travel. Major employers in the area include Coppin State University, the shops at Mondawmin Mall, and Dietz & Watson.

For more information, please see:

Neighborhoods – <https://livebaltimore.com/neighborhoods/>

Druid Lake Redevelopment –

<https://www.bizjournals.com/baltimore/news/2022/09/16/druid-lake-vision-plan-redevelopment-baltimore.html>

#### **SITE:**

Lot size – 20' x 95', more or less, according to public tax records

All Public Utilities

10' alley in rear

Zoned R-8, Residential, approved for barbershop

**IMPROVEMENTS:**

One story building, estimated to contain 646 sq. ft. of gross building area. Exterior features include a flat built-up roof, single pane windows, and artificial plank siding. The property is currently arranged for a hair salon with four chairs, and a half bathroom. Tile flooring throughout. Mechanical features include a 30 gallon gas water heater, gas forced air heat, and central air conditioning.

**TITLE:**

In fee simple; and sold free and clear of liens. Baltimore City Deed Book LGA 17603, page 134.

**TAXES:**

Published annual real estate taxes are \$932.20, based on a full value assessment of \$39,500.

**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, at the Auctioneer's office. 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, Baltimore City violation notices, 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% or \$2,500 buyer's premium, whichever is greater, will be added to the final bid price.

Please visit this property's web page for more photos and sample contract

<https://ajbillig.com/auction/2421-reisterstown-road/>



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