

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 🏠

ajbillig.com



REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding
– \$100,000 Opening Bid –

DUNDALK AREA

– Graceland Park –

COMMERCIAL BUILDING

2,926 Sq. Ft. GBA ♦ Zoned C-1

**OPPORTUNITY ZONE
&
ENTERPRISE ZONE**

Known As

6711 HOLABIRD AVENUE

Baltimore City, MD 21222

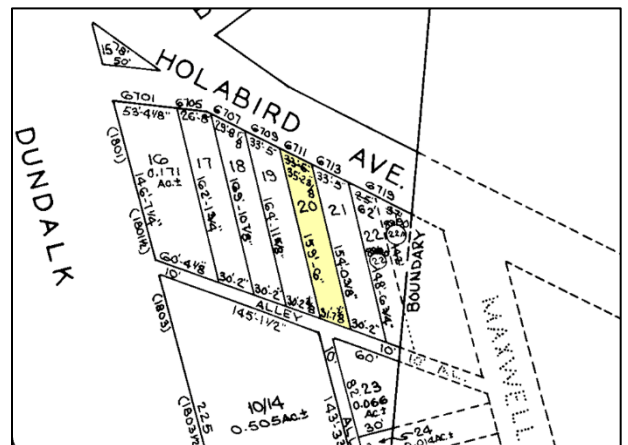
Online Bidding Opens

TUESDAY, FEBRUARY 4, 2025

Live Onsite Auction

THURSDAY, FEBRUARY 6, 2025

AT 12:00 P.M.



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:

6711 Holabird Avenue is located in the Graceland Park neighborhood at the eastern edge of Baltimore City. The surrounding area is more generally referred to as Dundalk, with the Baltimore County line one-half block east. The property is nicely positioned on Holabird Avenue, providing a well-known location with ample exposure. MDOT reports 14,323 cars per day (AADT) along Holabird Avenue in front of the property. Dundalk Avenue is located immediately west, providing proximate access for consumers and staff utilizing both I-95 and the Baltimore Beltway (I-695).

A number of industrial areas, including the ports and marine terminals located south and west of the property, provide a robust source of business for operations of all types. Well known businesses in close proximity include Jimmy's Famous Seafood, Squires Italian Restaurant, Johns Hopkins (Bayview and additional auxiliary locations) and Amazon. Immediately surrounding businesses include retail, dining, offices, religious use and service providers.

The property is located within an Opportunity Zone, providing an array of incentives for property and business owners. The property is also located within a Baltimore City Enterprise Zone, providing additional tax and employment incentives.

For more information about the area, please visit: Baltimore CityView Map – <https://cityview.baltimorecity.gov/>

For more information about Opportunity and Enterprise Zones, please visit:

Maryland Opportunity Zones – <https://dhcd.maryland.gov/Pages/OZ/OpportunityZones.aspx>

Enterprise Zone & Focus Area – <https://www.baltimoredevelopment.com/doing-business/enterprise-zone-and-focus-area>

SITE:

Lot size – 5,237 square feet, or 0.12 acre, more or less, according to public tax records.
Approximately 35' front along Holabird Avenue. 10' alley accessing rear of the property.
2–3 vehicle off-street parking
All public utilities

ZONING:

Zoned C-1 Commercial

According to the Baltimore City Zoning Summary, C-1 zoning comprises “Commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood. Ensures compatibility between neighboring residential and commercial uses.”

Example permitted uses within a C-1 district, according to the City Zoning Code, include:

- Dwellings – Live-Work, Rowhouse and Multi-Family
- Residential Care Facility (16 or fewer residents)
- Place of Worship
- Animal Clinic
- Art Gallery
- Financial Institution
- Health and Fitness Center
- Motor Vehicle Rental Establishment (Fully Enclosed Structure)
- Office
- Personal Services Establishment
- Restaurant
- Retail Goods Establishment

For more information about Baltimore City Zoning, please visit:
Department of Planning – <https://planning.baltimorecity.gov/>

IMPROVEMENTS:

In-line masonry commercial building – constructed in 1933 and containing 2,926 square feet of gross building area, according to public tax records. The building is believed to be closer to 4,000 square feet, including a rear mezzanine.

Features include all brick and masonry construction, rear roll-up door, commercial show windows and large sign structure. Torch down rubber roof, rear portion new in 2018. The building is arranged for a large open showroom, powder room, rear two story warehouse section with both side-hinge and roll-up garage doors. The second story has an additional access point with pulley system. Gas forced air heat.

The property is currently vacant.

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are approximately \$3,251.30, based on a full value assessment of \$137,767.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$15,000 deposit, payable by cashier’s check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer’s office.

Online Auction Bidders – a 10% deposit, payable by cashier’s check or wire transfer, will be required of the purchaser by 4:30 p.m. on the day of auction, 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 Seller makes no representations or warranties as to the condition of the Property or any improvements thereon and Purchaser acknowledges and agrees to purchase the Property in its “AS IS/WHERE IS” “WITH ALL FAULTS” condition and basis, subject to all easements, agreements, restrictions or covenants of record, zoning, and all laws, regulations, and governmental rules affecting same, if any. The Property will be sold subject to Baltimore City violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. 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.

Please visit this auction’s web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/6711-holabird-avenue/>

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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.

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.

INSTRUCTIONS FOR ONLINE AUCTIONS

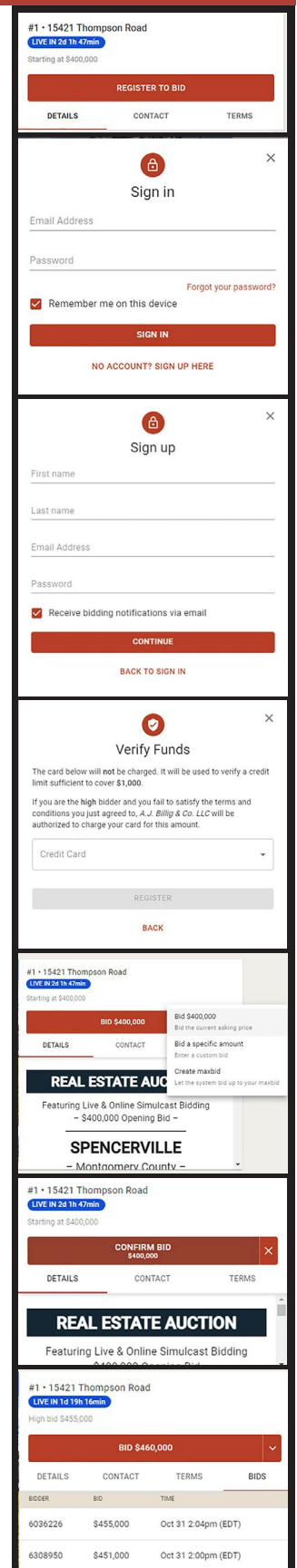
REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit:
ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.



#1 - 15421 Thompson Road
LIVE IN 24 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

Remember me on this device [Forgot your password?](#)

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 - 15421 Thompson Road
LIVE IN 24 1h 47min
Starting at \$400,000

BID \$400,000 Bid \$400,000
Bid the current asking price

DETAILS CONTACT Bid a specific amount
Bid a specific amount
Enter a custom bid

REAL ESTATE AUCTION Create maxbid
Let the system bid up to your maxbid

Featuring Live & Online Simulcast Bidding
- \$400,000 Opening Bid -

SPENCERVILLE
- Montgomery County -

#1 - 15421 Thompson Road
LIVE IN 24 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

#1 - 15421 Thompson Road
LIVE IN 1d 1h 16min
High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)