



BUY IT NOW

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HAMPDEN – ROLAND PARK AREA

PAVED PARKING LOT

Front & Rear Curb Cuts • Lot: 25' x 135'±
Zoned R-7 Mixed Use

REDEVELOPMENT OPPORTUNITY:

Commercial, Residential or Special Purpose

Known As:

4013 FALLS ROAD

Near W. 40th Street
Baltimore City, Maryland 21211

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:

4013 Falls Road is a 25' wide parking lot with front and rear entry located at the northern end of the Hampden Neighborhood in North Baltimore. With R-7 residential mixed-use zoning, the property is very well situated for redevelopment as a single family residence, multi-family apartment building, commercial storefront or remain in the current posture as a well-located parking lot. Hampden has been among Baltimore's most "buzz-worthy" neighborhoods over the past couple of decades, bolstered by countless developments, and both new and vanguard retail and dining options. For commercial uses, the site also features great visibility with significant foot, bike, e-bike, scooter and automobile traffic. According to MDOT statistics, Falls Road in front of the building has a daily traffic count of 12,510 (AADT). The auction provides a prime opportunity to develop a well-demanded site or buy and hold for future considerations.

LOCATION:

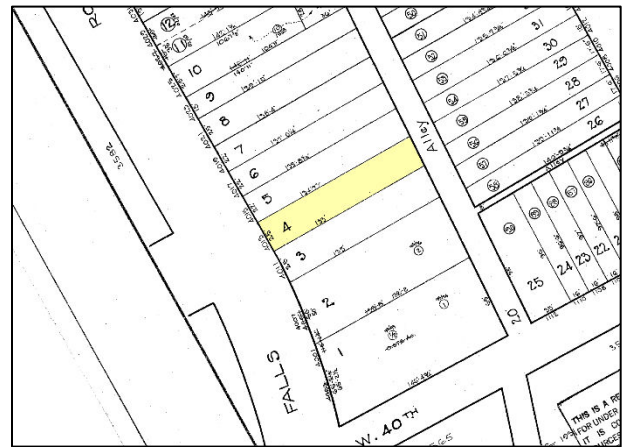
The property is located in the Hampden neighborhood a short distance south of W. 41st Street and about 4 blocks from the recently redeveloped Rotunda retail complex. Surrounding neighborhoods include Roland Park, Hoes Heights and Medfield. Hampden has been a hub of dining, retail shopping and community events for decades. Recent years have brought expansive construction of new housing, redeveloped retail centers and new and updated educational facilities. The location affords excellent proximity to some of Baltimore's largest employers, including Johns Hopkins University and Loyola University of Maryland. Some of the area's most significant recreational facilities are also nearby, including sports complexes for the aforementioned Universities, Druid Hill Park, the Maryland Zoo in Baltimore, Rawlings Conservatory, Wyman Park and Cylburn Arboretum.

For more information about the area, please visit:

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

CityView Map – <https://cityview.baltimorecity.gov/cityview21/>

Community Development Map – <https://cels.baltimorehousing.org/codemapv2/>



SITE:

Irregularly shaped lot 25' wide with depths of 133' and 134'7", comprising 0.077 acre, more or less

Fronting 25' on Falls Road and slightly more than 25' on a 20' rear alley

Front and rear curb cuts

All public utilities are believed to be available

Please see this property's web page to view the Block Plat and CELS Map: <https://ajbillig.com/auction/4013-falls-road/>

ZONING:

R-7-MU – Residential Mixed-Use

Zoning allows for a variety of residential, commercial and special purposes uses.

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

TITLE:

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

TAXES:

Current annual real estate taxes are \$77.88 based on a full value tax assessment of \$3,300

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$5,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer. 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. 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. 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. Time is of the essence. A 5% buyer's premium 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/4013-falls-road/>



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