

# AJ BILLIG

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## REAL ESTATE AUCTION

Featuring Live & Simulcast Online Bidding  
\$1,000,000 Opening Bid

## EASTERN BALTIMORE COUNTY

Middle River – White Marsh Area

### HIGH EXPOSURE

### 3.61± ACRE COMMERCIAL PROPERTY

Zoned Business Roadside (BR) & Light Manufacturing (ML)

*Currently Operated As:*

### 24 ROOM MOTEL & GENTLEMAN'S CLUB

Known as the Carlton Motel & Escape Nightclub  
– Class D(BWL) Liquor License with Adult Entertainment Permit –

### REDEVELOPMENT OPPORTUNITY

Sale On Premises:

### 10025 PULASKI HIGHWAY (US-40)

Tax IDs: 1520660990 & 1520660991  
Near White Marsh Boulevard  
Baltimore (County), Maryland 21220

**Online Bidding Opens**  
**MONDAY, JULY 7, 2025**

**Live Onsite Auction Begins**  
**THURSDAY, JULY 10, 2025**  
**AT 12:00 NOON**

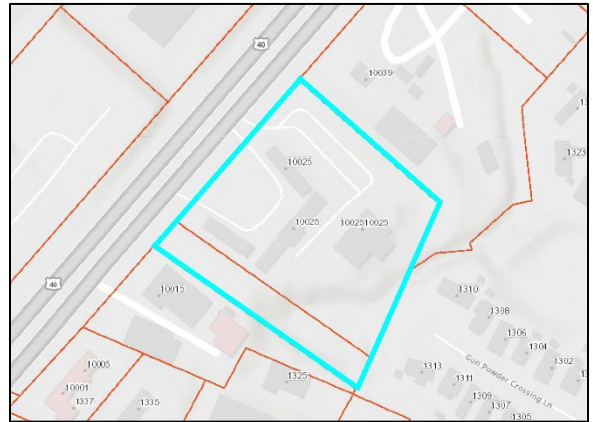
**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

#### GENERAL INFORMATION:

10025 Pulaski Highway comprises a long time family-owned commercial property currently being operated as a 24-room roadside motel and adult nightclub. Located in the White Marsh area of eastern Baltimore County, the site encompasses two parcels totaling 3.61 acres improved by a total of 4 buildings. Property zoning is predominantly Business Roadside (BR-AS & BR-IM), with a portion zoned Light Manufacturing (ML-AS & ML-IM), providing a wide array of potential site uses. With over 400' of road frontage along Pulaski Highway (US-40), close to both White Marsh Boulevard (MD-43) and I-95, the property benefits from a substantial amount of daily vehicle traffic – 30,663 cars per day (AADT) according to MDOT transportation statistics.

Development in the area is and has been among the most robust in the Baltimore metropolitan region for decades. Major retailers, including Costco, Home Depot and CarMax, are in close proximity, as are a number of significant local businesses, warehouses and logistics centers. A number of new residential developments are also ongoing throughout the White Marsh Boulevard and I-95 corridors nearby.

Whether intending to fully redevelop the site or continue ongoing business operations, the auction provides a phenomenal opportunity for both real estate investors and business owners alike to purchase a high-exposure site with advantageous zoning.



## **LOCATION:**

The property is located in eastern Baltimore County a short distance south of White Marsh at the northern edge of Middle River. Campbell Boulevard is immediately south, White Marsh Boulevard (MD-43) is less than one mile northeast, and I-95 is approximately 2 miles north. Martin State Airport is 5 miles south. Aberdeen Proving Grounds, one of the area's biggest military campuses, is about 15 minutes north. Downtown Baltimore and several major ports are approximately 20 minutes south. Annual average daily traffic in front of the property is 30,663 cars per day according to the MDOT. Surrounding businesses include PetSmart, Home Depot, Costco, CarMax, Enterprise Rent-A-Car, Maryland Tree Experts, Al Packer's Ford Dealership, a number of logistics and flex-industrial centers, and countless local businesses. A significant density of residential subdivisions of various ages are located in the immediately surrounding area.

For more information about the area, please visit:

Baltimore County Government – <https://www.baltimorecountymd.gov/>

My Neighborhood – <https://bcgis.baltimorecountymd.gov/myneighborhood/>

## **SITE:**

Lot size: 3.61 acres total, more or less, comprised of two lots and as detailed below. Acreage is as derived from tax records. Original deed records indicate slightly more acreage (0.6672 acre) for the secondary parcel.

Known as Tax IDs: 1520660990 and 1520660991

Over 400' frontage along Pulaski Highway (US-40) with two curb cuts. Macadam paved parking areas for 100+ cars. All public utilities.

<b>Tax ID</b>	<b>Acreage</b>
1520660990	0.61 acre
1520660991	3.00 acres
Total:	3.61 acres

## **ZONING:**

The property overlaps two zone classifications and two use districts, according to the Baltimore County Zoning Map, as detailed in the description and map below. See the link to Baltimore County Zoning for a detailed version of the code and use tables.

Most of the property (3.2 acres) is within a BR – Business Roadside zone. Uses within the BR zone are in addition to those found in both the BL and BM zones, making it the most permissible business zoning in Baltimore County.

The balance of the property (0.4 acre) is within an ML – Manufacturing, Light zone, with a stated intent "To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services."

The applicable districts are AS – Automotive Service and IM – Industrial Major. These districts do not limit permissible uses as designated by the underlying zone, and may provide additional flexibility on intended property uses.

BR-AS – Front Along Pulaski Highway – Comprising approximately 2 acres and including the motel and most of the paved parking

BR-IM – Rear – Comprising approximately 1.2 acres and including the night club

ML-AS & ML-IM – Comprising approximately 0.40 acres at the southeastern corner. Unimproved.

For more information about zoning, please visit: <https://www.baltimorecountymd.gov/departments/pai/zoning>

## **IMPROVEMENTS:**

The property is improved by a 24 room motel with manager's cottage comprised of three buildings totaling 7,596 square feet GBA, and the night club building containing 5,000 square feet GBA, according to tax records. Actual square footages are believed to be larger.

Carlton Motel – 24 Rooms & Manager's Cottage

- Structures, as detailed below, feature asphalt shingle roofs, vinyl clad replacement windows and mixed finishes. Units and cottage are well maintained, but dated, needing updating and cosmetic improvements.
- Parking is available in front of each of the units.
- Main structure – Two story manager's cottage arranged for reception area, office, 5 rooms and two baths. Was formerly arranged to include additional motel rooms. 8 motel rooms (4 on each side) flank the cottage.
- Two separate buildings with 8 motel rooms each.
- Motel units are each single room plus en-suite baths. Finishes are mostly carpet and drywall.

Club Escape – Structural Steel Building estimated to contain 6,000 square feet GBA.

- Arranged as night club with main bar area, side bar, office, powder rooms and commercial kitchen.
- Fire capacity of 99 persons
- Features include: High ceilings, commercial sound system, walk-in refrigeration, carpet, acoustical tiles, security system, pool tables and more.

Liquor License – 7 Day Class D BWL Liquor License with Adult Use Permit

**TITLE:**

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

**TAXES:**

Current annual real estate taxes are a total of \$25,319.43, based on a full value tax assessment of \$2,122,333, as detailed below.

Address	Tax ID	Annual Tax	Assessment
Pulaski Highway Parcel	1520660990	\$ 988.43	\$ 82,300.00
10025 Pulaski Highway	1520660991	28,185.67	1,839,300.00
Total		\$29,174.10	\$1,921,600.00

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

Live Auction Bidders – a \$100,000 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 (wire or cashier's check).

Online Auction Bidders – a \$100,000 deposit, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:00 P.M. on the day of auction. Please see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/10025-pulaski-highway-us-40/>

Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place on September 10, 2025 by 4:00 pm (EST). 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. 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 settlement 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 County 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 6% buyer's premium will be added to the final bid price.

The transfer of the Liquor license is subject to the approval of the Board of Liquor License Commissioners for Baltimore County as in the case of an original application, and it shall be the sole responsibility of the Purchaser to obtain said approval. The License is sold free and clear of liens.

Please visit this auction's web page for more photos, sample contract, zoning map, and auction registration:  
<https://ajbillig.com/auction/10025-pulaski-highway-us-40/>



## **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](http://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](http://ajbillig.com/buyers-faqs)

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

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