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WEST BALTIMORE

Franklinton Road Neighborhood

**INDUSTRIAL BUILDING
ON 0.76± ACRE**

REDEVELOPMENT OPPORTUNITY:

Multi-Family, Single Family or Special Purpose

Known As:

804 N. FRANKLINTOWN ROAD

A/K/A/ 804-816 N. Franklinton Road

Near Poplar Grove & N. Longwood Streets

Baltimore City, Maryland 21216

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:

804 N. Franklinton Road comprises a 55,176 square foot industrial building on 0.758 acre in West Baltimore, near Hilton Parkway, the West Baltimore MARC train station, Gwynns Falls - Leakin Park and about 2.5 miles north of I-95. The site has frontage on two streets, multiple curb cuts and great access to several of Baltimore's most significant commuter routes. An opportunity to purchase a large asset, and renovate or fully redevelop for a variety of potential uses.

LOCATION:

The property is located in the Franklinton Road Neighborhood in West Baltimore. Gwynns Falls - Leakin Park binds the west side of the neighborhood. Penrose is to the south, Winchester to the north and Mosher to the East. US-40 (Edmondson Avenue/W. Franklin Street) is located two blocks south, and the West Baltimore MARC train station is about one mile east along US-40. Hilton Parkway is one-half mile west, providing excellent access north and south. Surrounding properties are a mix of religious, residential, commercial and senior living uses.

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/>

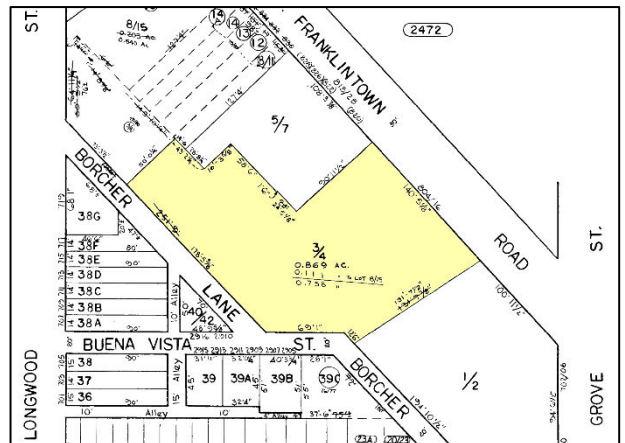
SITE:

Lot size - Irregularly shaped lot comprising 0.758 acre, more or less

Known as Block 2481 lot 003 and 804-816 N. Franklinton Road on Baltimore City Tax records

Fronts approximately 140' on N. Franklinton Road and 260' on Borchers Lane (20' rear alley street). Large front curb cut to loading docks, front parking pads and potential rear parking.

All public utilities.



ZONING:

R-8 Residential – vacant, formerly approved for warehouse

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

IMPROVEMENTS:

Adjoining structures of one, two and three stories – comprising a total of 55,176 square feet of gross building area constructed in 1940, according to public tax records. Masonry structure. Two front loading docks.

The property is in poor condition, missing portions of the roof and has a vacant building notice.

TITLE:

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

TAXES:

Current annual real estate taxes are \$2,933.48 based on a full value tax assessment of \$124,300

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$30,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), payable by cashier's check or wire, will be required of the purchaser. 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, block plat,
CELS map, and sample contract:

<https://ajbillig.com/auction/804-n-franklintown-road/>

