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REAL ESTATE AUCTION

Featuring Live & Simulcast Online Bidding
\$900,000 Opening Bid

NORTHERN ANNE ARUNDEL COUNTY
Glen Burnie – Brooklyn Park Area

AUTOMOTIVE DEALERSHIP BUILDING ON 1.26± ACRES – ZONED C-4

28,729 Sq. Ft. GBA • 3 Parcels • 38,570 AADT

DEVELOPMENT OPPORTUNITY

Sale On Premises:

5810 RITCHIE HIGHWAY (MD-2)

Including Tax IDs: 500106211400,
500108835000 & 500110545103

Access to Hammonds Lane
Baltimore, Anne Arundel County, Maryland 21225

Online Bidding Opens
WEDNESDAY, SEPTEMBER 17, 2025

Live Onsite Auction Begins
FRIDAY, SEPTEMBER 19, 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:

5810 Ritchie Highway, also known as 5808-5812 Ritchie Highway and a parcel on Camrose Avenue, comprises three tax records with a total of 1.266 acres of land and over 28,000 square feet of gross building area. The property was formerly used as a motor cycle dealership known as Cycle World and a motel. The front of the property, 5808-5812 Ritchie Highway, features both buildings, C-4 zoning, two curb cuts on Ritchie Highway, turn lane at Camrose Avenue and use in common access to Hammonds Lane. Traffic exposure at the site is exceptional, with a traffic count of 38,570 cars per day (AADT). The rear of the property comprises 0.323 acre of land along Camrose Avenue and Lednura Road.

The auction provides an exceptional opportunity to purchase a high exposure site with a variety of potential uses and development strategies. Whether intending to renovate or repurpose the existing structures, or start fresh with a totally new development, the site provides incredible exposure and exceedingly convenient consumer access from the surrounding area.

LOCATION:

The property is located between Glen Burnie and Brooklyn Park in Northern Anne Arundel County. Positioned along Ritchie Highway near the corner of Hammonds Lane, and between the Baltimore Beltway (I-695, 0.5 mi. south) and I-895, the location features among the highest non-highway traffic counts in the Baltimore area (38,570 AADT). Access to major commuter routes and the prevalence of major employers surrounding the nearby ports, BWI and downtown Baltimore make the location ideal for any number of commercial purposes. New apartment construction at Woodfall Greens and a planned car wash at the adjoining corner highlight immediate development in the area. Other surrounding property uses include traditional retail, automotive, commercial services and special purpose. Arundel Gardens, a well established neighborhood of approximately 600 homes, is at the rear of the property.

For more information about the area, please visit:

Anne Arundel County Government – <https://www.aacounty.org/>

Maps and Apps – <https://maps.aacounty.org/>

SITE:

Total Lot Size: 1.266 acres, more or less, as detailed below

The site is comprised of three lots known as 5810 Ritchie Highway (a/k/a 5808 Ritchie Highway), 5812 Ritchie Highway and Camrose Avenue. Tax IDs are 500106211400, 500108835000 and 500110545103, respectively. GIS and tax maps place 5812 Ritchie Highway inaccurately two blocks south, but the site is adjoining 5810 Ritchie Highway.

5810 and 5812 Ritchie Highway front a total of +200' along Ritchie Highway at the corner of Camrose Avenue. Two curb cuts along Ritchie Highway. Turn lane at Camrose Avenue for northbound traffic. Shared use-in-common access easement through 5804 Ritchie Highway (former Rite Aid) to Hammonds Lane. Additional frontage on Lednura Road and Camrose Avenue. Fenced parking area and access to most drive-in bays for 5810 Ritchie Highway. Additional parking areas to the rear and side of 5812 Ritchie Highway. All public utilities are on-site.

The Camrose Avenue parcel fronts on Camrose Avenue, Lednura Road and Haile Avenue. The lot is mostly macadam paved. Public utilities are believed to be in the immediate area.

Address	Tax ID	Acreage
5810 Ritchie Highway	500106211400	0.67 acre
5812 Ritchie Highway	500108835000	0.273 acre
Camrose Avenue	500110545103	0.323 acre
Total		1.266 acre

ZONING:

C-4 Highway Commercial District and R5 Residential

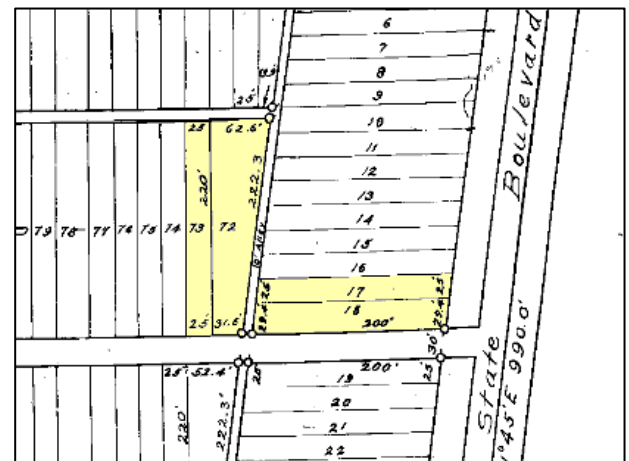
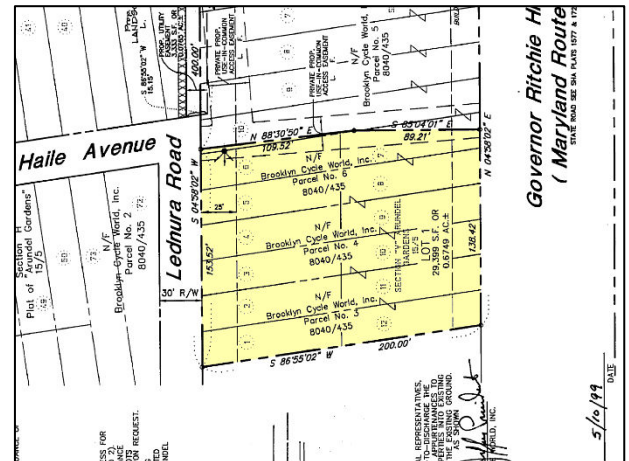
The front parcels along Ritchie Highway, comprising approximately 0.94 acre, are zoned C-4 Commercial.

According to the Anne Arundel County Zoning District Summary, "This District is generally intended for larger scale auto-oriented retail and service businesses along or near major traffic routes that serve local and regional residents as well as the traveling public. In addition to most commercial uses found in the C3 zone, automobile, truck, recreational vehicle and boat sales, rental and major repair facilities may be located in this District. Minimum lot size is 10,000 square feet. Maximum lot coverage by structures and parking is 85%. Maximum Floor Area Ratio is 1.0. Maximum height is 60 feet based on minimum setbacks and can increase to 72 feet provided setbacks are increased as per formula."

The Camrose Avenue parcel, comprising 0.323 acre, is zoned R5, and has historically been used for parking. According to the Anne Arundel County Zoning District Summary, "This District is generally intended for low-medium density single-family detached residential development at an urban density of 5 dwelling units per acre. Minimum lot size is 7,000 square feet. Maximum lot coverage by structures is 40%. Maximum height is 35 feet."

For more information about zoning, please visit:

Zoning Administration – <https://www.aacounty.org/planning-and-zoning/zoning-administration>



IMPROVEMENTS:

Two adjoining buildings comprising a total of 28,729 square feet of gross building area as detailed below.

5810 Ritchie Highway – Two story masonry former automotive dealership building. According to tax records the building contains 12,410 square feet above grade plus 1,980 square feet of basement space. Measurements indicate that there are a total of 17,439 square feet of above grade square footage and 7,494 square feet of basement space. The building is arranged as an automotive dealership with spaces formerly designated for show room, service department, offices and storage. Features are as follows:

- 7 Drive-In Bays – 6 facing towards interior parking lot, 1 facing Lednura Road
- Loading Dock – Facing interior parking lot
- 3 phase electric
- Freight elevator (condition unknown)
- Flat built-up roof
- Condition of HVAC systems unknown
- The property has been gutted and is ready for renovation or build-out

5812 Ritchie Highway – Two story masonry former motel building. According to tax records the building contains a total of 5,040 square feet of gross building area including 3,640 square feet above grade and 1,400 square feet of basement space. Measurements indicate above grade square footage to be slightly less. Building needs full renovation.

TITLE:

In fee simple; sold free and clear of all liens. Deed Liber SAP 39481, folio 243 (does not include parcel known as 3 Hammonds Lane).

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
5810 Ritchie Highway	500106211400	\$19,404.44	\$1,608,600.00
5812 Ritchie Highway	500108835000	5,001.58	447,000.00
Camrose Avenue	500110545103	913.41	66,733.00
Total		\$25,319.43	\$2,122,333.00

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 by Monday, September 22 at 12:00 NOON 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/5810-ritchie-highway-md-2/>

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 Anne Arundel 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.

Please visit this auction's web page for more photos, plats, gis map, floor plans, sample contract, and auction registration:

<https://ajbillig.com/auction/5810-ritchie-highway-md-2/>

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

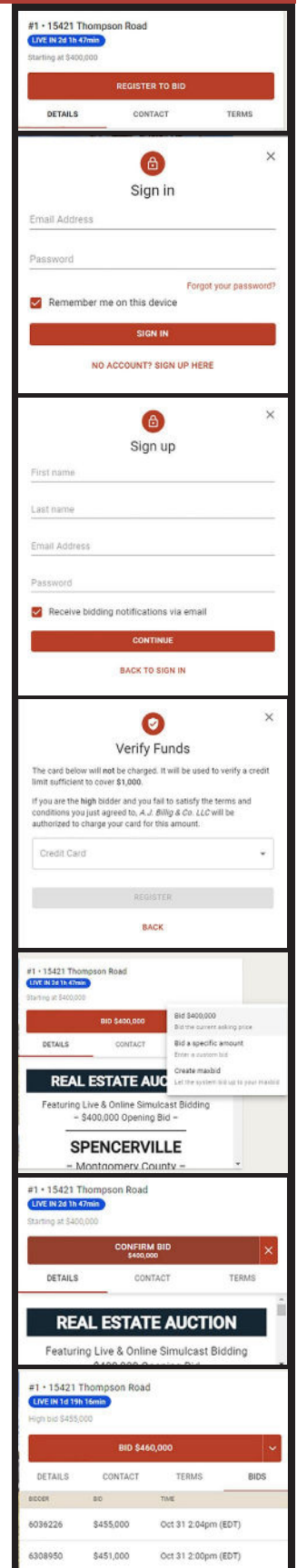
REGISTERING TO BID

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 28 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

Remember me on this device

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 28 1h 47min
Starting at \$400,000

BID \$400,000

Bid the current asking price

Bid a specific amount

Enter a custom bid

REAL ESTATE AUCTION

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

SPENCERVILLE
- Montgomery County -

#1 - 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

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

#1 - 15421 Thompson Road
LIVE IN 28 1h 47min
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)