

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 🏠

ajbillig.com



BUY IT NOW

Call for pricing!

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

Known As:

5810 RITCHIE HIGHWAY (MD-2)

Including Tax IDs: 500106211400,
500108835000 & 500110545103

Access to Hammonds Lane

Baltimore, Anne Arundel County, Maryland 21225

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>

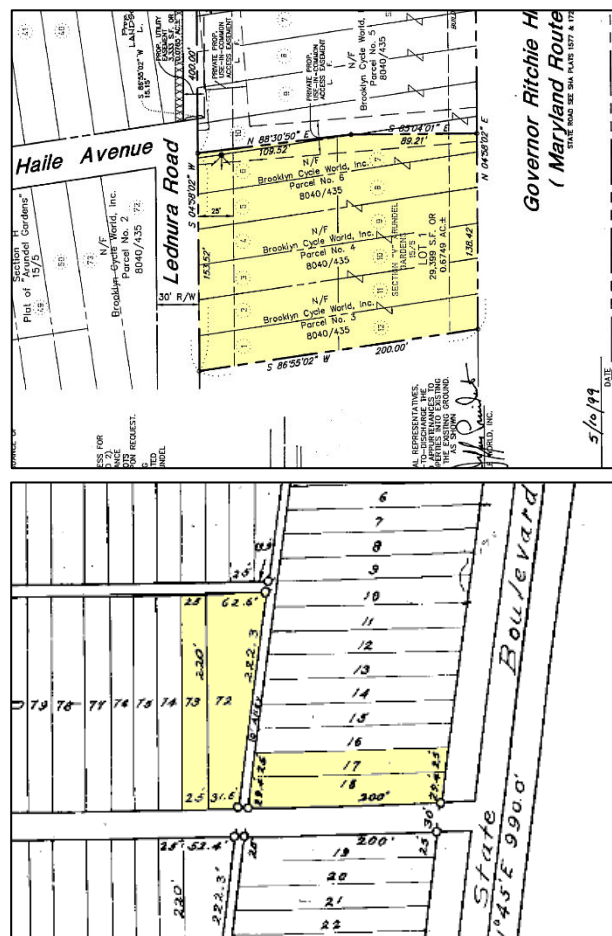
IMPROVEMENTS:

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.

A \$100,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), payable by cashier's check, will be required of the purchaser (wire or cashier's check). 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/>

