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REAL ESTATE AUCTION

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

EASTERN BALTIMORE COUNTY

– White Marsh Area –

4.14± ACRE MIXED-USE PROPERTY

Storefront – Warehouses – Greenhouses
& Single Family Home

Tenant Occupied By:

**Health For Life Cannabis Dispensary
& Lilley Construction Company**

***Value-Add Investment
Or Owner User Opportunity***

Sale On Premises:

4743 & 4745 RIDGE ROAD

A/K/A 4741-4745 Ridge Road

Tax IDs: 2200021809 & 2200021810

Corner Perry Hall Boulevard

Nottingham, Baltimore County, Maryland 21236

Online Bidding Opens

MONDAY, NOVEMBER 3, 2025

Live Onsite Auction Begins

TUESDAY, NOVEMBER 4, 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:

4743 & 4745 Ridge Road comprise a 4.14 acre mixed-use property in eastern Baltimore County between White Marsh and Rossville. The property features predominantly BL zoning, tenant occupied retail storefront, two warehouses (one tenant occupied), four greenhouses, single family home, large garage and ample parking. The property was the one time home of Seifert's Florist, Inc., one of the area's largest purveyors of poinsettias, and has since been repurposed for use as an investment property. Current tenants include Health for Life Cannabis Dispensary and Lilley Construction Company, providing a total of \$112,486.68 per year in gross annual income at approximately 50% occupancy. The property is well situated for purchasers looking for a value-add investment or owner-occupants looking to buy a new home for their business. The auction offers an exciting opportunity to acquire an asset with existing income and ample potential.

LOCATION:

The property is located in eastern Baltimore County a short distance northeast of the Baltimore Beltway (I-695) and I-95 interchange. The area is formally known as Nottingham and generally referred to as White Marsh or Rossville. The location provides exceptional access to the Baltimore Beltway via exits 31 (White Marsh Boulevard, MD-43), 32 (Belair Road) and 35 (Pulaski Highway). I-95 is easily accessible via White Marsh Boulevard or the Beltway.

The White Marsh commercial district, including White Marsh Mall, several retail strips, flex-industrial parks and a variety of major employers, is just 1.3 miles east via Perry Hall Boulevard. MedStar Franklin Square Hospital and CCBC (Essex) are one mile south via Rossville Boulevard. Exposure at the site is good, with 13,743 cars per day passing the site along Perry Hall Boulevard, and 2,693 along Ridge Road, according to MDOT AADT traffic counts. There is a signalized intersection at Perry Hall Boulevard and Ridge Road at the northern corner of the property.

For more information about the area, please visit:

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

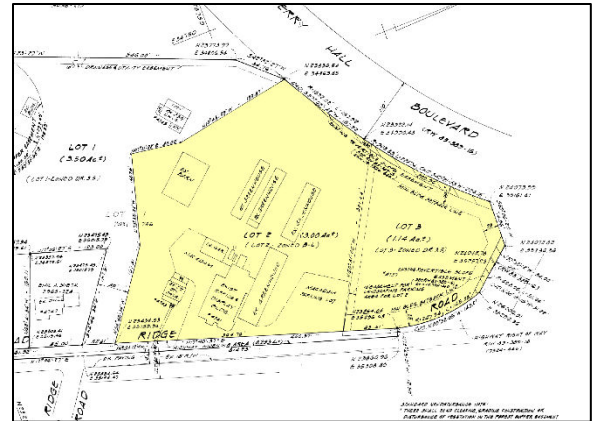
My Neighborhood – <https://bcgis.baltimorecountymd.gov/myneighborhood/>

SITE:

Lot size: 4.14 acres total, more or less, comprised of two lots and as detailed below. Acreage is as derived from tax records.

Known as lots 2 (4743 Ridge Road, Tax ID 2200021809) and 3 (4745 Ridge Road, 2200021810) on the Plat entitled "Subdivision Plat of Lot 1, August J. Seifert Property, 4741, 4743 and 4745 Ridge Road," recorded in Baltimore County Plat Book Liber S.M. 67, page 15.

Approximately 380' front along Perry Hall Boulevard, and 540' along Ridge Road. The entrance to the parking area is flush with Ridge Road, and there are additional curb cuts at the southern end of the property. Macadam paved parking areas for 50+ cars. Illuminated pole signs on Perry Hall Boulevard and Ridge Road. All public utilities.



Tax ID	Acreage
2200021809	3 acres
2200021810	1.14 acres
Total:	4.14 acres

ZONING:

Lot 2 (Tax ID 2200021809) is zoned BL – Business Local. According to the Baltimore County Citizen's Guide to Zoning, "Typical Uses Permitted by Right: Retail sales, personal services, restaurant, bank, office, tavern, food store, medical clinic."

Lot 3 (Tax ID 2200021810) is zoned DR 1 – Residential. According to the Baltimore County Citizen's Guide to Zoning, the zone allows single family, semi detached and duplex housing with a permitted density of 1 dwelling unit per acre.

For more information about zoning, please visit:

<https://www.baltimorecountymd.gov/departments/pai/zoning>



IMPROVEMENTS:

The property is improved by a retail storefront, two warehouse buildings, large garage, single family home and four greenhouses, as detailed below.

The retail storefront and one of the greenhouses is leased by Health for Life Cannabis Dispensary (S8, LLC) for \$84,886.68 per year plus property taxes on lot 2 and site maintenance. One of the warehouses is leased to Lilley Construction Group, Inc. for \$27,600 plus site maintenance. Total gross scheduled income is \$112,486.68 per year.

The single family home is occupied by family members of the owners, and is anticipated to be vacant prior to closing. The balance of the structures are vacant.

Retail Storefront:

Single story masonry block building containing approximately 5,600 square feet of gross building area. Exterior features include asphalt shingle and rubberoid roofs, drive-in loading with roll-up door, covered storefront entrance, rear entrances and mixed windows. Interior finishes include LVP and epoxy flooring, drop ceilings, drywall, full security system with both finished and unfinished storage areas.

Arranged for secured reception, lobby, retail shopping area, manager's office, break room, two powder rooms and storage and receiving areas.

Occupied by Health for Life. Lease details available in due diligence information.

Warehouse 1:

Frame warehouse building with corrugated metal siding and roof containing approximately 4,000 square feet of gross building area plus small mezzanine area. Oversized roll-up doors for drive-in loading. Arranged as front fabrication area and rear fabrication and storage area. Forced air heat (2 systems) and CAC. Skylights. Currently one electric meter for both warehouses. Shared powder room in garage building detailed below. Occupied by Lilley Construction with lease details in due diligence information.

Warehouse 2:

Frame warehouse building with corrugated metal siding and roof containing approximately 4,000 square feet of gross building area plus large mezzanine area. Front industrial sliding door (drive-in loading), side and rear-roll-up doors. Forced air heat. Skylights. Currently one electric meter for both warehouses. Shared powder room in garage building detailed below. Vacant.

Single Family Home:

Two and one-half story farmhouse containing approximately 2,100 square feet of living area plus unfinished basement and attic spaces. Asphalt shingle roof, aluminum siding, vinyl clad replacement windows. Arranged as follows: office, dining area, kitchen, full bath and entry foyer, on the first floor; 4 bedrooms and full bath, on the second floor; floored unfinished attic; unfinished basement with utility and laundry areas; oil boiler; electric 50 gallon water heater; 200 amp. electrical service.

Garage:

Garage building containing approximately 1,000 square feet of gross building area. Exterior features include vinyl siding, rubberoid roof, 2 roll-up doors, concrete floors, keypad entrance to powder room. Interior arranged as garage, powder room and rough-ins for second powder room/bath.

Greenhouses:

Four greenhouse buildings with masonry foundations and mixed square footages. One leased by Health for Life.

LEASE DETAILS AND FINANCIAL INFORMATION:

Please see this auction's web page and complete the Waiver and Confidentiality agreement to receive copies of leases and financial information: <https://ajbillig.com/auction/4743-4745-ridge-road/>

Basic details as follows:

Health for Life Dispensary (a/k/a S8 Management, LLC and LMS Wellness) is renting the retail storefront and attached greenhouse for \$7,073.89/month or \$84,886.68/year plus property taxes and maintenance. Annual 3% increases on May 1st. Initial lease executed 3/14/2017. Lease is in the first of two 5 year extensions, with the current period running through 4/30/2027. Tenant has a Right of First Refusal.

Lilley Construction rents one of the warehouses for \$2,300/month or \$27,600/year plus site maintenance. Annual lease executed on 1/1/2024. The lease is in the first of 4 one year extensions. 120 landlord termination available.

2024 NOI showing as \$90,390.52 at approximately 50% occupancy.

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
4743 Ridge Road	2200021809	\$31,394.61	\$1,191,833
4745 Ridge Road	2200021810	1,668.19	138,900
Total		\$33,062.80	\$1,330,733

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/4743-4745-ridge-road/>

Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place on December 19, 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, rents, 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, and subject to existing zoning and the existing leases of the tenants in place. Security deposits, if any, shall be adjusted to the time of settlement. 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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, Plat, GIS Maps,
Zoning Map, sample contract, and auction registration:
<https://ajbillig.com/auction/4743-4745-ridge-road/>

Auction conducted in collaboration with
MacKenzie Commercial Real Estate



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COMMERCIAL REAL ESTATE SERVICES, LLC



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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

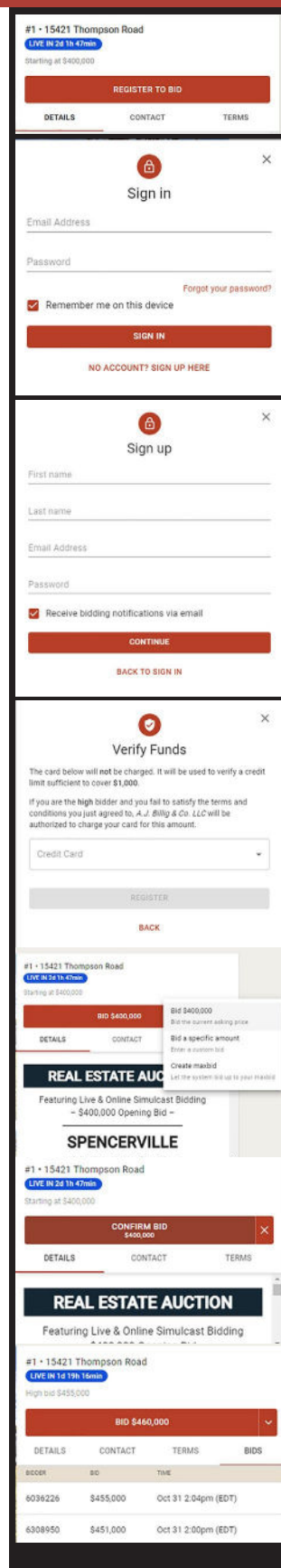
REGISTERING TO BID

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.



The image shows a vertical stack of five screenshots from the AJ Billig website, illustrating the steps for online bidding:

- Top Screenshot:** Shows the auction details for property #1 at 15421 Thompson Road, starting at \$400,000. It includes buttons for "REGISTER TO BID", "DETAILS", "CONTACT", and "TERMS".
- Second Screenshot:** The "Sign in" form with fields for "Email Address" and "Password", a "Remember me on this device" checkbox, and a "SIGN IN" button. A link for "NO ACCOUNT? SIGN UP HERE" is at the bottom.
- Third Screenshot:** The "Sign up" form with fields for "First name", "Last name", "Email Address", and "Password". It includes a checkbox for "Receive bidding notifications via email" and a "CONTINUE" button.
- Fourth Screenshot:** The "Verify Funds" screen, stating that the card will be used to verify a credit limit. It includes a "Credit Card" dropdown, a "REGISTER" button, and a "BACK" link.
- Bottom Screenshot:** The "CONFIRM BID" screen for a bid of \$460,000. It shows the "REAL ESTATE AUCTION" section with a "Featuring Live & Online Simulcast Bidding" banner for the Spencerville property. Below is a table of bids.

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