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BUY IT NOW

BELCAMP COMMERCIAL DEVELOPMENT PARCEL

1.06± Acres • Zoned B3

Situated Off I-95
Riverside Parkway (MD-543)
& Philadelphia Road (MD-7)

Known As
1350 JAMES WAY (LOT 1)

Harford County, MD 21017



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.

LOCATION:

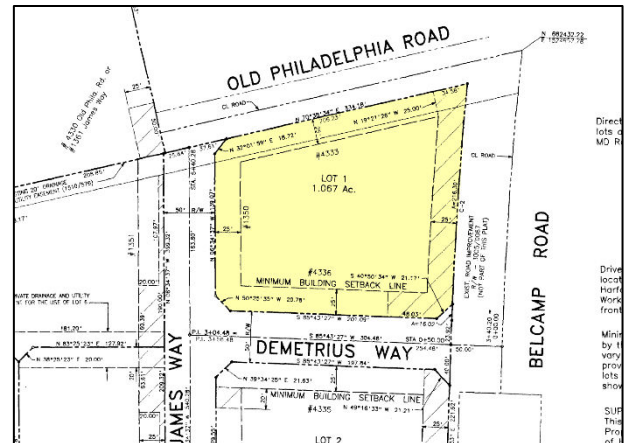
1350 James Way (Lot 1) is located in the southeast quadrant of I-95 and Riverside Parkway (MD-543) in northeastern Harford County. The site is north of Philadelphia Road (MD-7), opposite the Marriott Townplace Suites Hotel, Plaza Mexico Restaurant and 7-Eleven. Cracker Barrel Restaurant, Riverside Shopping Center with ShopRite Supermarket, several hotels, and various fast food restaurants are within walking distance of the property.

SITE:

1.06 acres, fronting on James Way, Belcamp Road, Old Philadelphia Road and Demetrius Way, providing excellent access.

The lot is clear and fairly level.

Public water and sewer are available.



ZONING:

B3, General Business District is intended to provide a wide range of retail, service and business uses serving local and county-wide areas. Such activities are generally located along arterial roads. This district is intended for industrial, office, and business uses of a moderate scale and intensity.

RESTRICTIVE COVENANTS:

The site may not be used for a business that includes the sale of more than eight varieties of draught beer for on-site consumption, as long as the Brass Tap of 1345 James Way has a lease in effect, and cannot be used as a convenience store, Dunkin Donuts or filling station, as long as 7-Eleven is operating at 1343 Belcamp Road.

TITLE:

The property is in fee simple and sold free and clear of liens. Harford County Deed Book MLK 16339, Page 245.

TAXES:

Published annual real estate taxes are \$8,817, based on a full value tax assessment of \$809,000.

TERMS OF SALE:

See Contract of Sale for complete terms.

A 10% deposit, payable by wire transfer or cashier's check, 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. 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.

Please visit this auction's web page for more photos and sample contract:

<https://ajbillig.com/auction/1350-james-way/>

