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BUY IT NOW

ABERDEEN

5 UNIT APARTMENT BUILDING

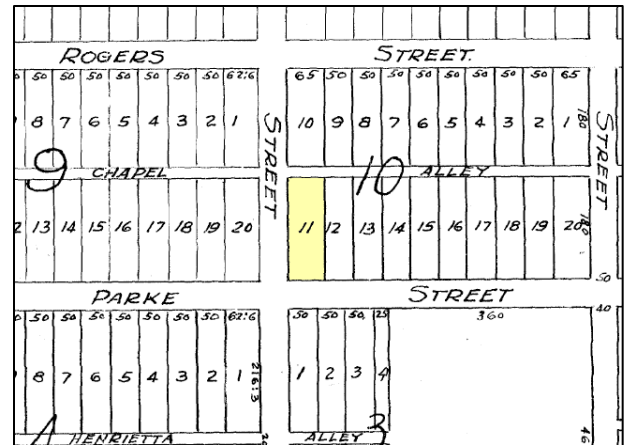
Fully Occupied • Detached Garage
Opportunity Zone • TOD Zoning

Known As:

136 S. PARKE STREET

Corner Market Street
Aberdeen, Harford Co., Maryland 21001

\$76,200± Gross Annual Income



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:

136 S. Parke Street comprises a 100% occupied 5 unit apartment building and detached garage in Aberdeen. Total monthly rent is currently \$6,350, or \$76,200 per year. Aberdeen is home to Harford County's largest employment center, Aberdeen Proving Grounds, in addition to major commuter routes and Amtrak train service. The auction provides an excellent opportunity to buy a cash flow asset with a number of value-add strategies available in a very well demanded location.

LOCATION:

136 S. Parke Street is located in the City of Aberdeen in Harford County, Maryland. Aberdeen is an historic community best known currently as the home of Aberdeen Proving Grounds (APG). Located a short distance east of the property, APG is an expansive military base with a total workforce of approximately 20,000 people among both military and civilian employees and contractors. The property also sits less than one-quarter mile from the Aberdeen Train Station, with both Amtrak and MARC train service. US-40/Pulaski Hwy./Philadelphia Blvd. is one block east, providing a major commuter route throughout the surrounding area, in addition to a wide variety of retail options, dining and community oriented businesses. I-95 is approximately 2 miles west. The City's "Main Street" district is located just two blocks north. The property is located within a Federally designated Opportunity Zone, offering an array of tax incentives, as well as a Transportation Oriented Development zoning designation.

For more information about the area, please visit:

Aberdeen, MD - <https://www.aberdeenmd.gov/>

Harford County, MD - <https://www.harfordcountymd.gov/>

Opportunity Zones - <https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

SITE:

Lot size: 0.269 acre, more or less, according to public tax records

According to deed records, the lot fronts 65' on S. Parke Street with depths of 180' along Market Street. Landscaped front, rear and side yards. Rear alley access to detached two car garage.

Known as Lot 11, block 10, on the plat of "The Aberdeen Land and Improvement Company" recorded among the Harford County Land Records at Plat Book GCB 4, page 12.

Please see this property's web page to view the Plat and GIS Map: <https://ajbillig.com/auction/136-s-parke-street/>

ZONING:

TOD Neighborhood – T4

According to the Aberdeen Zoning Code, the "The TOD Neighborhood District (TOD-N) consists of mixed uses but primarily residential and provides for a transition in development size from the adjacent TOD Districts to adjacent residential areas. Buildings range from two to four stories, include a variety of uses and building frontage types. Building placement and landscaping are variable, and streets include curbs and sidewalks to create a highly walkable district. This area is classified as the Transect Zone 4 and identified as "(T4)" on the Aberdeen TOD Regulating Plan."

For more information about City of Aberdeen Zoning, please visit:

Planning and Community Development – <https://www.aberdeenmd.gov/planning-and-community-development>

Please see this auction's web page to view the Zoning Map: <https://ajbillig.com/auction/136-s-parke-street/>

IMPROVEMENTS & UNIT DESCRIPTIONS:

Two and one half story free-standing building arranged for five dwelling units and detached rear two+ bay garage. According to public tax records, the building was constructed in 1919 and contains 4,536 square feet of gross building area including basement space.

Exterior features include siding, asphalt architectural shingle roof and mixed windows. Unit mix includes one 4-bedroom unit, three 1-bedroom units, a studio unit and the garage. Interior finishes include drywall, wood and LVP floors. Gas hot water heat. Gas fired hot water heater. One electric and one gas meter.

The building is currently 100% occupied with a total monthly rent of \$6,350 including the garage. Total gross scheduled annual rent is \$76,200. Landlord paid utilities.

Existing leases, rent roll, and lead certificates available under Financial Information section.

TITLE:

The property is in fee simple and sold free and clear of liens.

TAXES:

Current annual real property taxes are a total of \$4,428.36 (\$1,736.56 for City of Aberdeen and \$2,691.80 for Harford County) based on a full value tax assessment of \$299,600.

FINANCIAL INFORMATION & LEASES:

Please see this property's web page and complete the Waiver and Confidentiality Agreement to receive copies of rent roll, financials, and other due diligence information: <https://ajbillig.com/auction/136-s-parke-street/>

MANNER OF SALE:

Entirety sale only.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A deposit of \$40,000, 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 by 5 P.M. Eastern Time on May 18, 2026. 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, rent, 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. Security deposit(s), if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing lease(s) of the tenant(s) in place, easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to City of Aberdeen and Harford County violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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 property's web page for more photos and sample contract:

<https://ajbillig.com/auction/136-s-parke-street/>

