AJ BILLIG
REAL ESTATE • AUCTIONEERS

410-296-8440
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REAL ESTATE AUCTION

Featuring Live Onsite & Simulcast Online Bidding
Opening Bid: $300,000

NORTHWEST BALTIMORE

FLEX INDUSTRIAL BUILDING

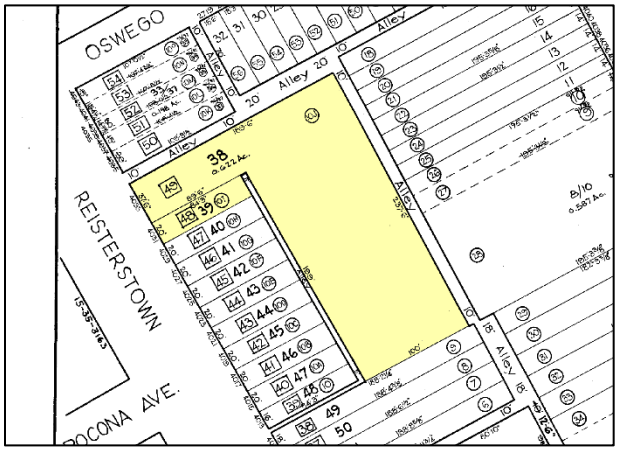
21,960± Sq. Ft. GBA ✦ 0.66± Acre
$109,200/Year Gross Scheduled Income

Known As

4031-4033 REISTERSTOWN ROAD

Baltimore City, MD 21215





Online Bidding Opens
MONDAY, NOVEMBER 16, 2026

Live Onsite Auction
TUESDAY, NOVEMBER 17, 2026
AT 11:00 A.M.

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:

The sale comprises a well-sized warehouse building with ample in-place income in the Northwest Baltimore area. The property features good proximity to I-83 (JFX), is equidistant from Downtown Baltimore and the Baltimore Beltway (I-695), and has a respectable 11,130/day traffic count (AADT). The roughly 21,960 square feet of gross building area with drive-in and dock loading on 0.66± acres is currently leased to short-term tenants, and boasts a rent roll of $9,100/month. The auction provides an attractive opportunity for both users and investors with excellent potential.

LOCATION:

4031-4033 Reisterstown Road sits in Baltimore's Park Heights community in northwest Baltimore City, along one of the city's longest-running commercial corridors. Reisterstown Road gives the property strong visibility and quick access to Cold Spring Lane, Northern Parkway, the Baltimore Beltway, I-83, and the major thoroughfares leading to downtown, the Port of Baltimore, and the regional highway network. Park Heights is seeing significant public and private investment. The state-backed, $400 million Pimlico Race Course redevelopment, which dedicates 10% of annual track profits to the surrounding community, is expected to bring racing back to Pimlico full-time in 2027. It joins ENOUGH Initiative funding and new housing renovations such as Park Heights Place. For a buyer considering redevelopment, short-term leases keep the property flexible while that neighborhood momentum builds. Immediately surrounding properties are a mix of retail, automotive and residential uses.

For more information about the area, please visit:
Neighborhoods – livebaltimore.com/neighborhoods/
City of Baltimore – www.baltimorecity.gov
Community Development Map – codemap.baltimorecity.gov

SITE:

Two lots comprising a total of 0.66 acres, more or less, according to public tax records

Fronts 57'6" on Reisterstown Road with large curb cut, macadam paved apron and parking area. Bound by a paved 10' side alley and rear 10' paper alley.

Macadam paved parking areas for approximately 15 vehicles in front, and additional gravel parking area and turnabout in the rear suitable for cars, trucks or container storage.

Believed to be serviced by all public utilities

ZONING:

R-8 Residential – Approved Non-Conforming Uses

According to the City of Baltimore Department of Planning, the last authorized use for 4031 was for trailer hitches and parts, sales and repair, and for 4033 was as a retail sales establishment.

Please see this auction's web page to view the Zoning Letter: https://ajbillig.com/auction/4031-4033-reisterstown-road/

For more information about Baltimore City Zoning, please visit: https://www.baltimorecity.gov/planning/zoning-code

IMPROVEMENTS:

Single story masonry warehouse building – according to public tax records, the building was constructed in 1930 and contains 21,960 square feet of gross building area. The building is currently occupied by 4 tenants paying a total of $9,100/month ($1090,200/year). Landlord pays utilities and real property taxes. Features include:

- Drive-In Bay
- Dock Loading
- Mixed roofing materials (partially rubberoid – installed 2016)
- Multiple electric meters

Please see this auction's web page for leases and financial information:
https://ajbillig.com/auction/4031-4033-reisterstown-road/

TITLE:

In fee simple; sold free and clear of all liens.

TAXES:

Published annual real estate taxes are a total of $7,342.74 based on a full value tax assessment of $311,133.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A $40,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 11:00 a.m. on Wednesday, November 18, 2026 (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders – A $40,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, is due by 4:00 p.m. on the day of auction. If you are unable to comply with the timeline, please do not bid online.

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. All adjustments, including taxes, rents, ground 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 deposits, if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS, WHERE IS" condition, and subject to the existing leases of the tenants in place, easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore City 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 except where otherwise mandated by local, State or Federal law. Time is of the essence. A 6% buyers premium will be added to the high bid and becomes part of the contract price.

Sale Conducted in Collaboration with
Gold And Company, LLC

Please visit this auction's web page for more photos, sample contract, and auction registration:
https://ajbillig.com/auction/4031-4033-reisterstown-road/

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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.

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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.

