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BUY IT NOW

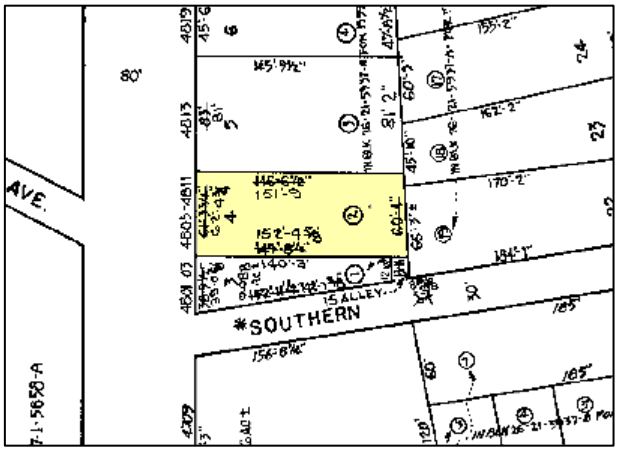
NORTHEAST BALTIMORE
Frankford – Waltherson Area

MIXED-USE BUILDING
Retail, Automotive & Apartments

$54,000/Year Gross Scheduled Income
At 65% Occupancy

Known As
4805-4811
BELAIR ROAD
Baltimore City, MD 21206





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:

Owner's sale of a mixed-use property in the Frankford – Waltherson area of Northeast Baltimore City. The storefront building features retail on the first floor front, automotive in the back and two apartments on the second floor. All commercial spaces are rented for a total of $4,500/month, and both apartment units are vacant. The auction provides a great opportunity for value-add improvements, lease-up and healthy cash-flow potential.

LOCATION:

Positioned along the bustling Belair Road corridor in Northeast Baltimore, this mixed-use property offers a strong combination of commercial visibility and residential appeal in an established, close-knit part of the city. The surrounding community is lined with classic rowhomes, tree-shaded side streets and long-standing neighborhood businesses, giving the area a welcoming, hometown character. Belair Road (U.S. Route 1) carries steady daily traffic, in excess of 20,000 cars/day (AADT) according to MDOT statistics, providing excellent exposure for ground-floor tenants and a ready customer base for retail, service or office uses. Commuters benefit from direct access to downtown Baltimore via Belair Road, while nearby Moravia Road provides a quick link to I-95 and the Baltimore Beltway (I-695) is just a short drive north. Frequent bus service along the corridor connects residents and employees to downtown, White Marsh and points between, adding to the property's appeal for tenants who rely on transit. Grocery stores, restaurants, pharmacies and everyday shopping line the corridor, along with the dining and entertainment of nearby Hamilton and Lauraville. With its high-visibility frontage, flexible mixed-use potential and convenient city location, this property is an outstanding opportunity for investors and owner-occupants alike.

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:

Lot size: 0.213 acre, more or less, according to public tax records

Fronts 62'4.75" on Belair Road, with depths of 151'9" and 152'4.625", and a rear lot line of 66'3"

Alley access from Southern Avenue. Rear parking for 6-8 vehicles.

All public utilities

Please see this property's web page to view the Plat and Zoning Map:
https://ajbillig.com/auction/4805-4811-belair-road/

ZONING:

Zoned C-2 Commercial

According to the Baltimore City Zoning District Summary, the C-2 district comprises "Small to medium-scale commercial use, typically located along urban corridors. Designed to accommodate pedestrians and, in some instances, the automobile. Mixed-use development is appropriate within this district."

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

IMPROVEMENTS:

Two story building arranged for first floor retail, rear automotive use and second floor apartments. According to public tax records, the building was constructed in 1902 and contains 4,188 square feet of gross building area. Features include storefront façade, rear garage bump-outs and mixed finishes. There are currently 4 tenants paying a total of $4,500/month, or $54,000/year, with both apartment units as vacant. Ample opportunity for value-add improvements and increased rent roll.

FINANCIAL INFORMATION AND LEASES:

Please see this property's web page and complete the Waiver and Confidentiality Agreement to view the documents:
https://ajbillig.com/auction/4805-4811-belair-road/

TITLE:

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

TAXES:

Published annual real estate taxes are a total of $4,554.02 based on a full value tax assessment of $192,967.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A $30,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, 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. 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.

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