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BUY IT NOW

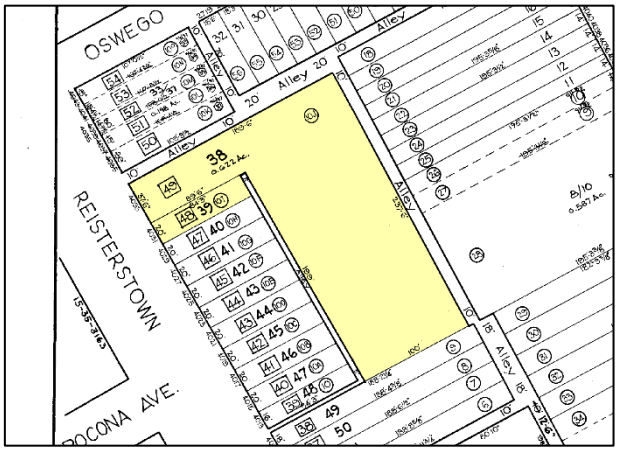


NORTHWEST BALTIMORE

FLEX INDUSTRIAL BUILDING

21,960± Sq. Ft. GBA ✦ 0.66± Acre
$121,800/Year Gross Scheduled Income

Known As
4031-4033
REISTERSTOWN ROAD
Baltimore City, MD 21215



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 $10,150/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 property'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 $10,150/month ($121,800/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 property'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.

A $40,000 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.

Sale Conducted in Collaboration with
Gold And Company, LLC

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