AJ BILLIG
REAL ESTATE • AUCTIONEERS

410-296-8440
ajbillig.com

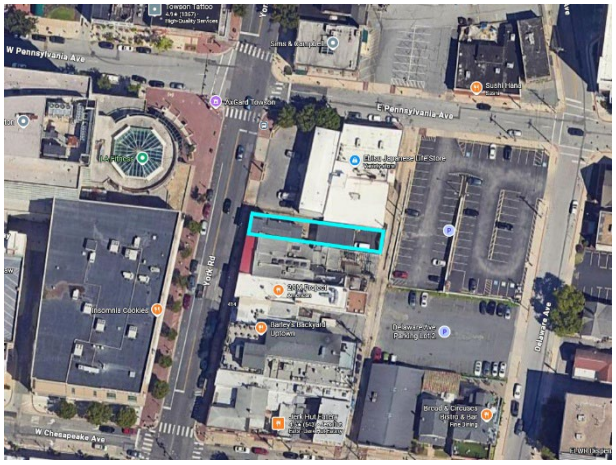
REAL ESTATE AUCTION

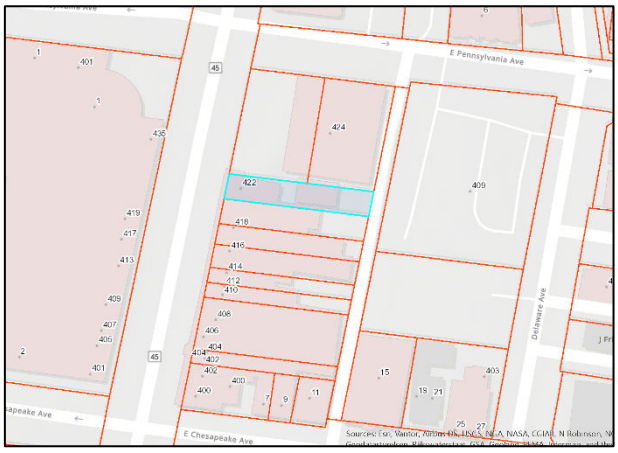
Featuring Live Onsite & Simulcast Online Bidding
- Opening Bid: $300,000 -

TOWSON

MIXED-USE BUILDING WITH DETACHED GARAGE

- Zoned BM–DT -





Known As

422 YORK ROAD

High-Visibility Downtown Towson Location
Towson, Baltimore County, MD 21204

Online Bidding Opens
TUESDAY, JANUARY 12, 2027

Live Onsite Auction
THURSDAY, JANUARY 14, 2027
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:

An excellent opportunity to purchase a highly visible mixed-use property on York Road in the heart of downtown Towson, the County seat of Baltimore County. Positioned on the east side of York Road just south of Pennsylvania Avenue, the property offers street-front exposure to approximately 20,000 vehicles per day and steady pedestrian traffic, and sits within a block of the Baltimore County Government complex and a short distance from Towson University. The two-story main building offers ground floor retail/office space along with the potential to use the second floor as an apartment, while a large detached garage of approximately 951 square feet provides space for an owner's own use or a separate tenancy. The auction provides an opportunity for both users and investors to acquire a well-located downtown Towson property with flexible occupancy and income options.

LOCATION:

Towson is the County seat of Baltimore County and one of the region's primary governmental, educational and commercial centers, located a short distance north of Baltimore City and inside the Baltimore Beltway (I-695). 422 York Road sits on the main north-south corridor through downtown Towson, where York Road carries 19,731 vehicles per day (AADT) past the property's storefront, according to MDOT statistics. The surrounding blocks are among the most walkable in the region, with a Walk Score of 98, giving the property constant exposure to both drivers and pedestrians.

The property is within easy walking distance of two of the area's largest institutions. The Baltimore County Government complex – including the Historic Courthouse at 400 Washington Avenue, home to the Office of the County Executive and numerous County departments, the County Courts Building at 401 Bosley Avenue, and the Jefferson Building at 105 West Chesapeake Avenue – lies approximately one block west, generating a large weekday population of County employees, attorneys, court visitors and residents conducting County business. Towson University, one of Maryland's largest public universities with a total Fall 2025 enrollment of 19,677 students, is located less than one mile south along York Road, supplying a deep base of students, faculty, staff and campus visitors, as well as ongoing demand for housing close to campus. Towson Town Center, Towson Commons and the dining and entertainment uses of the downtown core round out a location suited to retail, service, office and residential uses alike.

For more information about the area, please visit:
Towson University – https://www.towson.edu/
Baltimore County Government – https://www.baltimorecountymd.gov/

SITE:

Lot size: 0.086 acre (3,750 square feet), more or less, according to public tax records

Located on the east side of York Road, approximately 100' south of Pennsylvania Avenue

Approximately 25' of frontage along York Road

19,731 vehicles per day (AADT) along York Road

Rear access to detached garage

Fenced parking area for 2-3 vehicles

Public water and sewer

Please see this auction's web page to view the Site Drawing and GIS Map: https://ajbillig.com/auction/422-york-road/

ZONING:

Zoned BM-DT – Business, Major with Downtown Towson District (Baltimore County)

The B.M. (Business, Major) Zone permits a broad range of retail, service, office and other commercial uses, and the DT Downtown Towson District overlay "identifies Towson as the urban center of Baltimore County and lists policies and actions that foster the redevelopment of Towson into a premier, walkable, mixed-use hub of activity"

For more information about Baltimore County Zoning, please visit:
Baltimore County Zoning Review – https://www.baltimorecountymd.gov/departments/permits/pdm_zoning

IMPROVEMENTS:

Two-story building with partial basement – according to public tax records was originally constructed in 1920 and contains 3,124 square feet of above grade finished area, plus 334 square feet of unfinished below grade area. The property consists of approximately 1,041 square feet on the first floor, 1,037 square feet on the second floor and a 951 square foot detached garage with roll-up door.

Features Include:

- First floor retail/office space with large storefront windows facing York Road
- Second floor – approximately 1,037 square feet with potential for use as an apartment
- Partial basement – approximately 334 square feet
- Large detached garage – approximately 951 square feet, suitable for an owner/user or separate tenancy
- Additional features include forced air heat, central air conditioning, separate panel boxes.

The available drawings show existing and proposed renovation drawings along with renderings of the proposed renovation. Please see this auction's web page to view the drawings: https://ajbillig.com/auction/422-york-road/

TITLE:

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

TAXES:

Published annual real estate taxes are $4,658 based on a full value tax assessment of $384,300.

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 FRIDAY, JANUARY 15, 2027 (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 deposit, payable by cashier's check or wire transfer, is due from all online bidders prior to bidding platform approval. That deposit to be applied to the purchase price for the purchaser, and all other deposits returned within 1 business day. Deposit to be increased to 10% of the purchase price by the purchaser by 11:00 A.M. on FRIDAY, JANUARY 15, 2027. If you are unable to comply with the timeline, please do not bid. Please see this auction's web page to view the Deposit Escrow Agreement: https://ajbillig.com/auction/422-york-road/

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 additional 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, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, and any Baltimore County notices or violations, if any. Purchaser assumes the risk of loss from the date of contract forward. 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 auction's web page for more photos, sample contract, and auction registration:
https://ajbillig.com/auction/422-york-road/

AJ BILLIG

REAL ESTATE • AUCTIONEERS

AJ BILLIG
REAL ESTATE • AUCTIONEERS
410-296-8440
ajbillig.com

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.

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.

AJ BILLIG
REAL ESTATE • AUCTIONEERS

410-296-8440
ajbillig.com

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.

