



# 518

**VIRGINIA AVENUE**

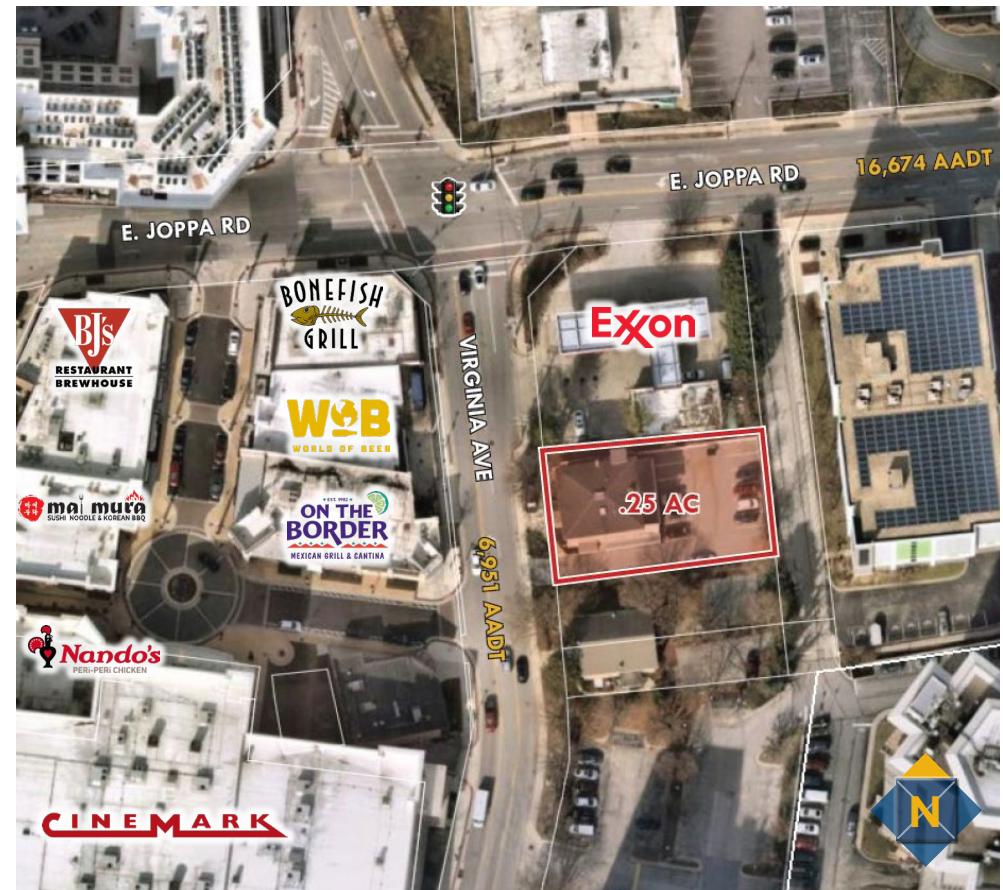
TOWSON, MARYLAND 21286





## Executive Summary

518 Virginia Ave, Towson, MD 21286 is an opportunity to purchase a historic office building in the vibrant heart of the Baltimore County seat and within walking distance of shopping restaurants and upscale apartment living. Served by a nearly new elevator which gives handicap accessibility to all floors. This location is perfect for an owner/user buyer for many uses including insurance, brokerage, law and CPA services, marketing, financial services, and the technology sector.



# BUILDING SPECIFICATIONS



|                          |  |
|--------------------------|--|
| <b>Property Address:</b> | 518 Virginia Ave, Towson, MD 21286   |
| <b>Lot Size:</b>         | 0.25 Acres   |
| <b>Building Size:</b>    | 6,468 sf   |
| <b>Zoning:</b>           | BM (Business Major)  |
| <b>Sale Price:</b>       | \$995,000  |
| <b>HVAC:</b>             | Four (4) pad mounted 2-ton electric heat pump units, one (1) gas fire three (3) ton heating unit |
| <b>Electrical:</b>       | Traditional 110 v plus expanded capacity (220v) for heat pumps with 200 amp service              |
| <b>Utilities:</b>        | Constellation Energy provides electric and gas (\$1.45/sf)                                       |
| <b>Roof:</b>             | GAF Timberline ultra shingles, flat roof reinforced rubber membrane                              |
| <b>Exterior:</b>         | Stone  |
| <b>Parking:</b>          | 13 free surface spaces/additional paid parking in the adjacent revenue authority garage          |

## Building Highlights

- » Zoning permits most office, medical, and retail users
- » 13 free surface parking spaces
- » Within walking distance to Downtown Towson with many dining and retail amenities
- » Added to the Historic Registry in 2006

## 2004

- » VCT and wood floors refinished and plastic laminate added on 2nd and 3rd floor
- » Painting drywall and plaster repairs
- » New HVAC mechanical systems
- » New windows
- » New bathrooms on 2nd and 3rd floor
- » New lighting (second floor)
- » Demo and install of new exterior stairs
- » Fire alarm and emergency lighting

## 2007

Driveway and parking lot paved

## 2009

Electrical rewiring in second and third floor

## 2013-14

New elevator

## 2008

Third floor renovation completed

## 2006

Building added to the Historic Registry

## 2010

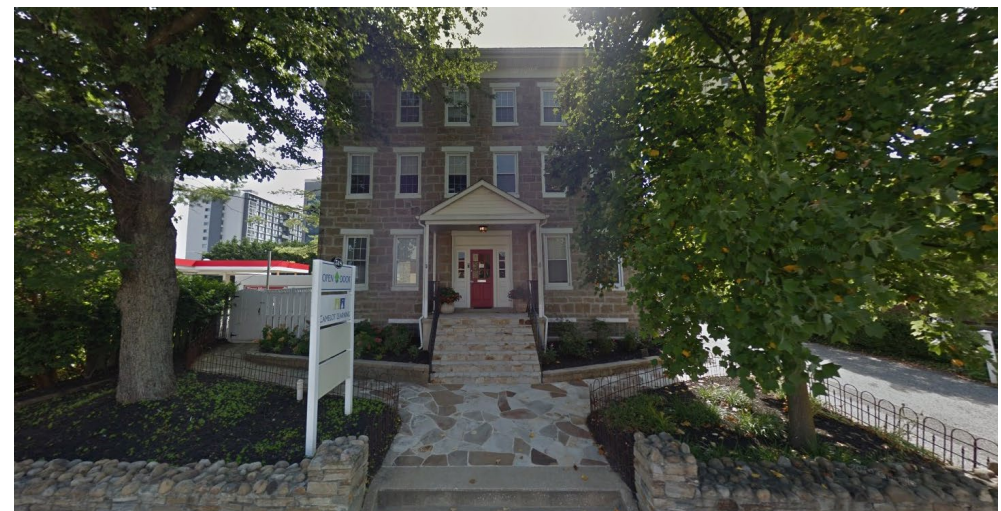
First floor renovation once original tenants moved out

## 2017

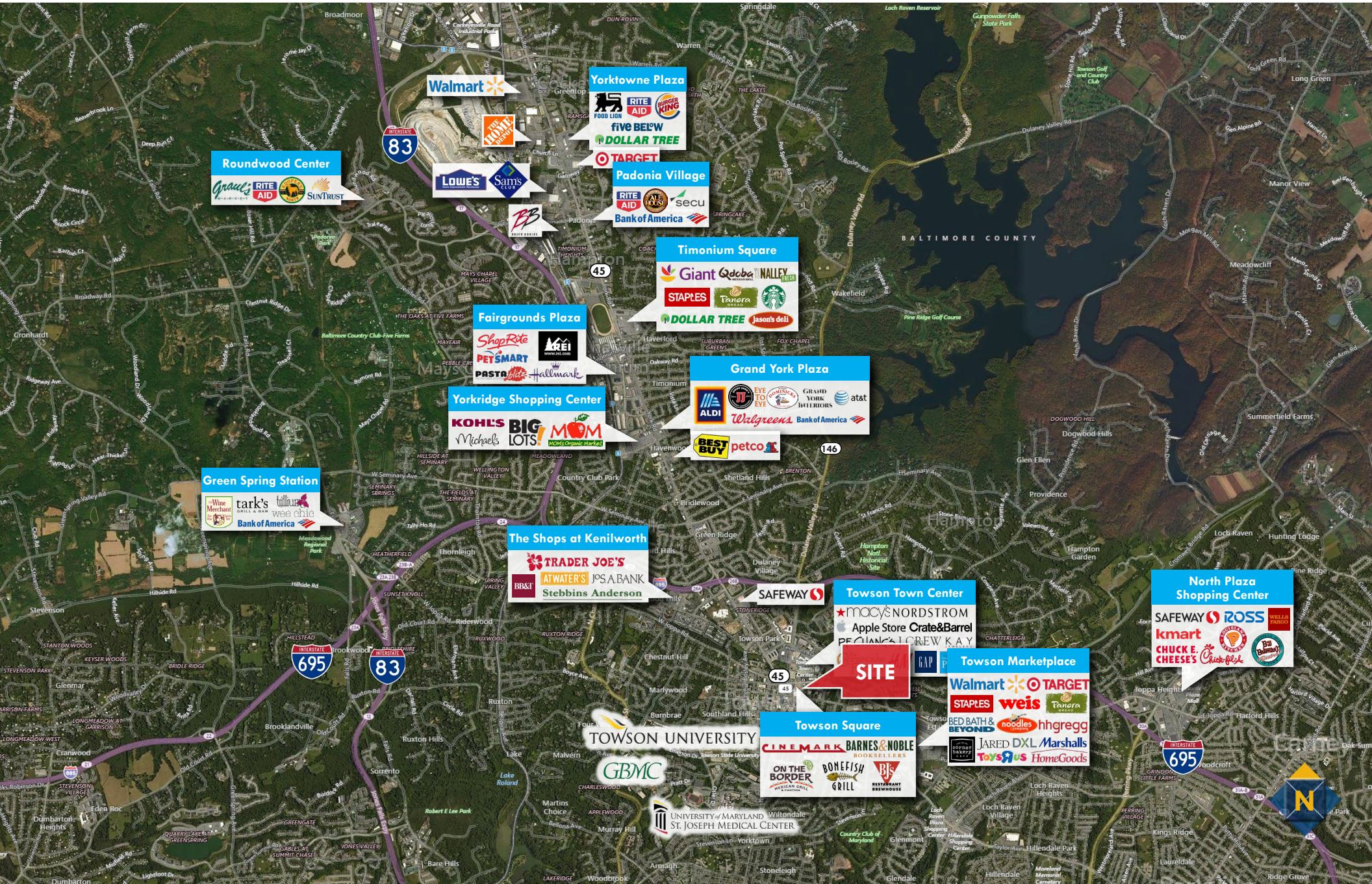
New lighting package

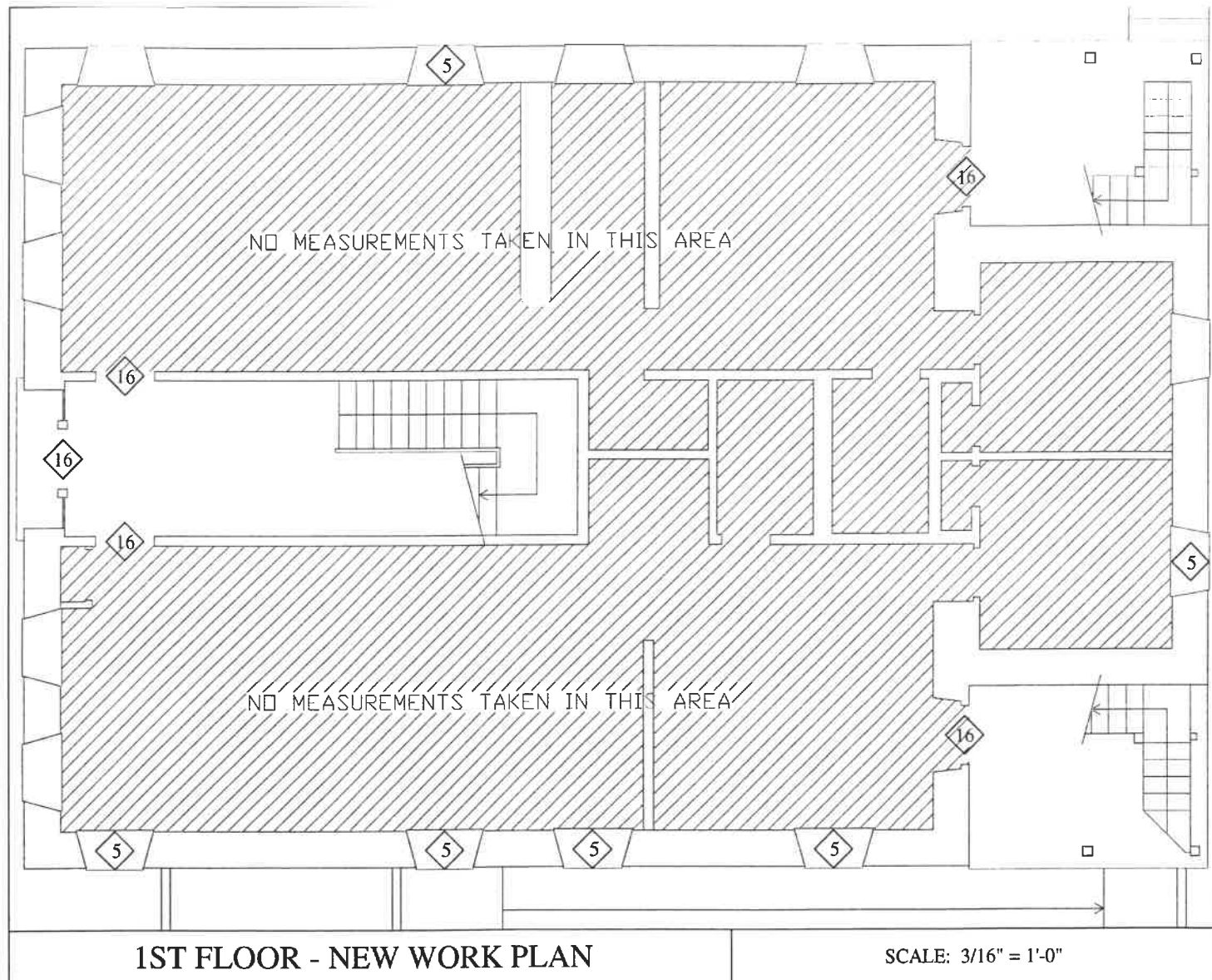
### The Bluestone - Chew House, 518 Virginia Avenue, Towson

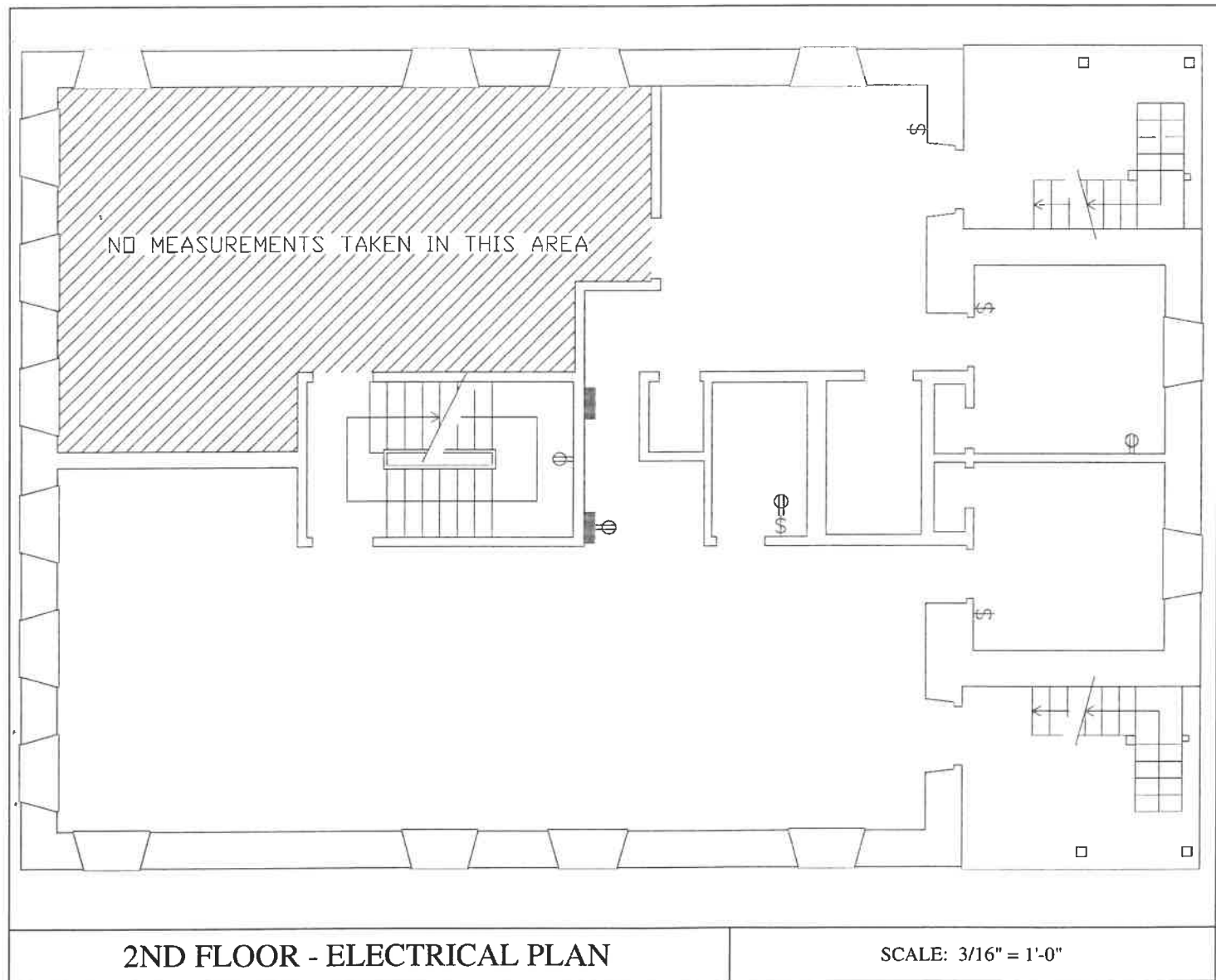
was part of the Epsom estate owned by Henry Chew and his wife Harriet Ridgely Chew, daughter of Charles Ridgely of Hampton. The mansion was built in 1859 and advertised for rent in 1860 as either a two-family unit, or as suitable for a fashionable boarding house or school. It had an observatory above the third floor from which there was an extensive view over much of the county. The building is associated with over almost 150 years of Towson's history. It is a distinctive example of a well-crafted duplex. The structure is an imposing stone structure from the 19th century with notable artistic merit.

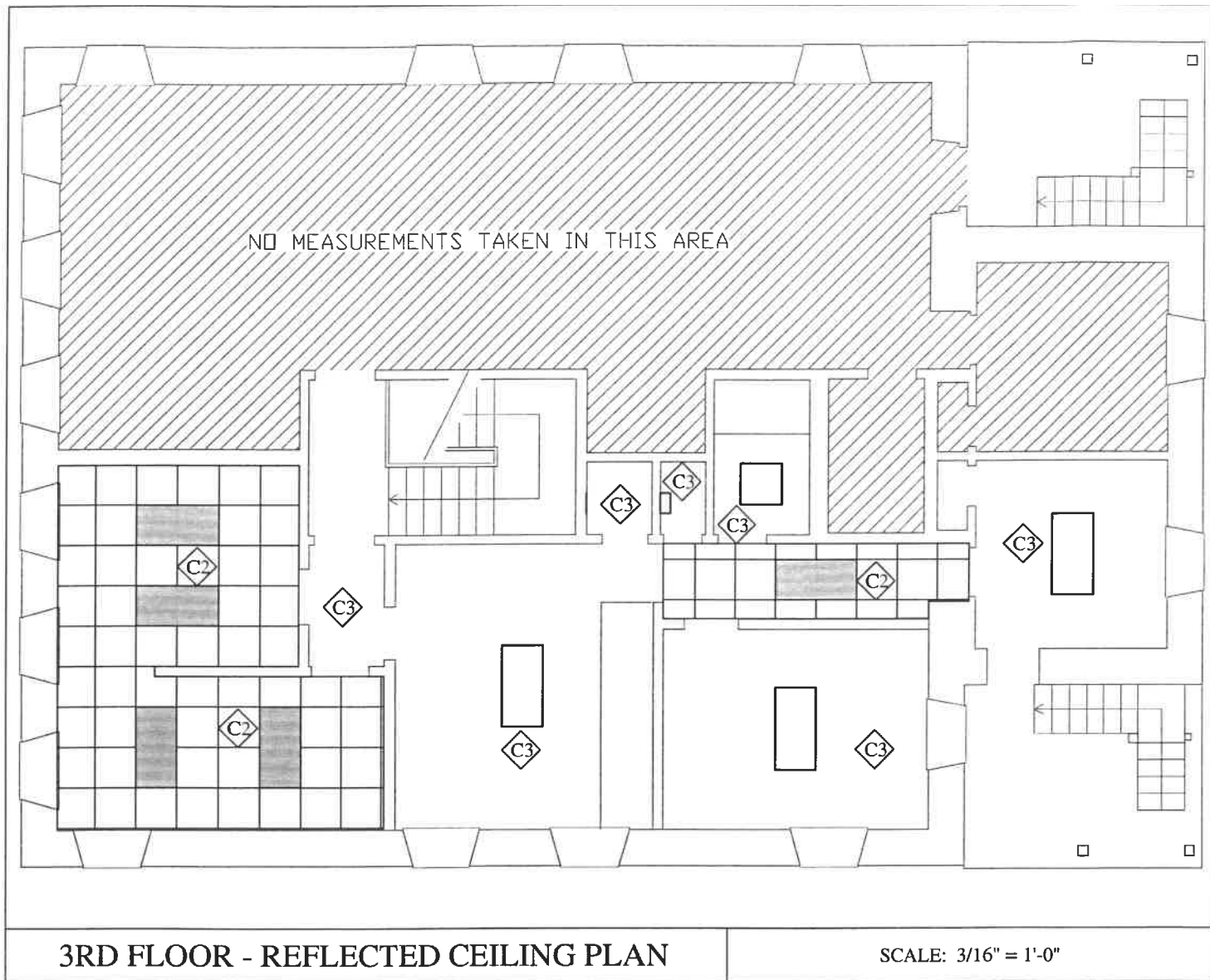


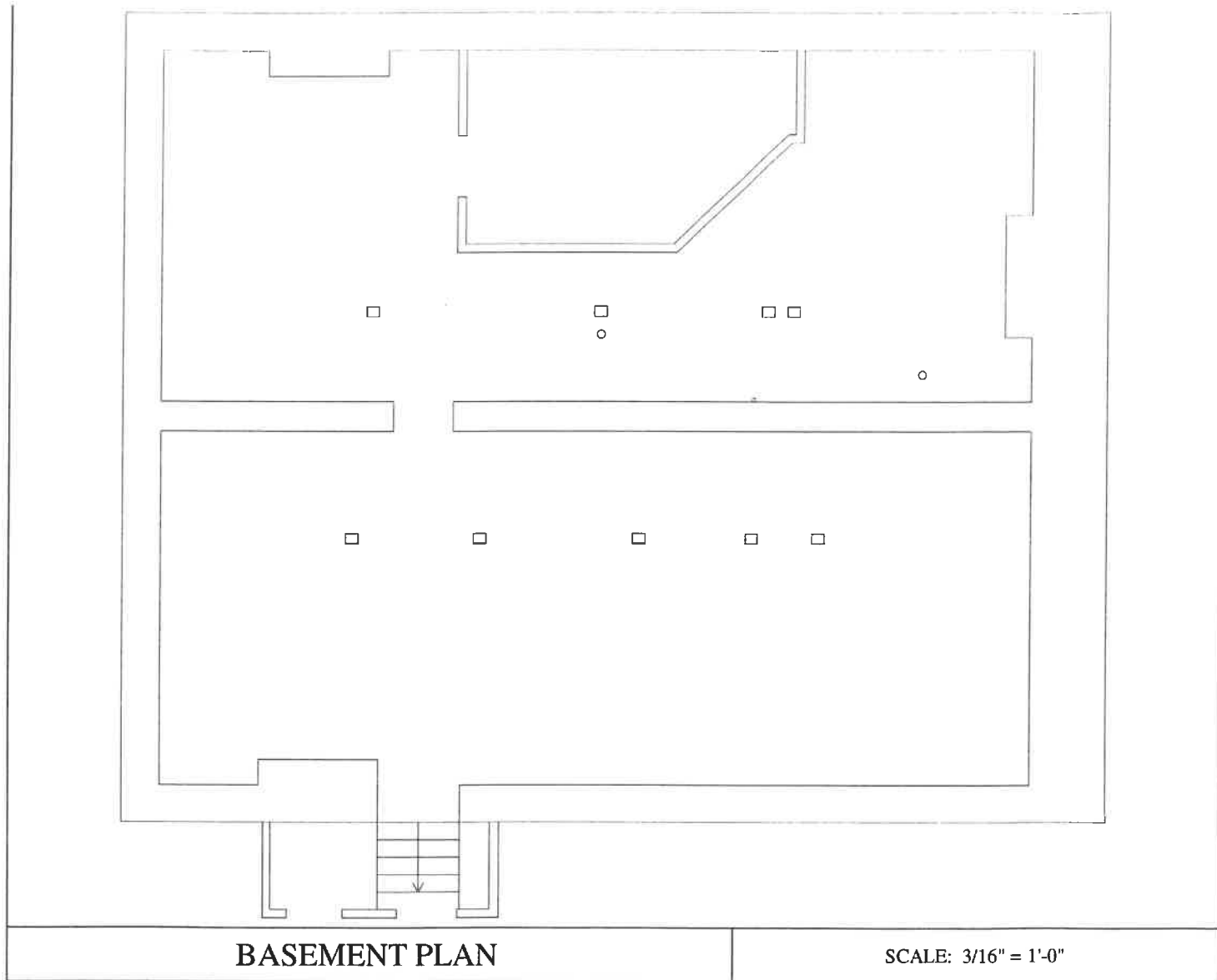
# SURROUNDING AMENITIES













## **BILL WHITTY**

SENIOR VICE PRESIDENT & PRINCIPAL

**410.494.4862**

[bwhitty@mackenziecommercial.com](mailto:bwhitty@mackenziecommercial.com)

## **HENSON FORD**

SENIOR REAL ESTATE ADVISOR

**410.494.6657**

[hford@mackenziecommercial.com](mailto:hford@mackenziecommercial.com)

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