

INVESTMENT OPPORTUNITY

7219-7223 BALTIMORE-ANNAPOLIS BLVD, GLEN BURNIE, MD 21061



OFFERING SUMMARY

SALE PRICE:	\$800,000
CAP RATE:	5.39%
NOI:	\$43,155
LOT SIZE:	0.48 Acres
BUILDING SIZE:	7,500 SF
ZONING:	C-3

PROPERTY OVERVIEW

Investor alert! This mixed-use building lends itself to a 100% fully-leased passive income opportunity. Mixed-use/front retail building has 1 tenant per full floor. 2nd floor leads to a kitchenette, small private conference room, and a large open general space with 2 smaller offices and a half bath.

Rear large 5 bay is leased by 2 tenants. Bay B is a 1,500 sqft 3-entry bay (60 x 25) consisting of 2-level drive-ins and 1 bay loading dock with no separation inside used for auto storage. Bay A is a 2-bay open space consisting of 1,000 sqft with 2 electric garage doors and is used as a dance studio. Overall bay includes 1 lift, 2 electric doors and 1 loading dock being a secured facility. This rear bay is heated by oil, new electric hot water tank and bathroom.

All current leases are modified gross (on file) along with monthly expenses and income. 1st floor of retail building lease was just renewed for another 10-years to Bakery and Supply Company. 2nd floor of front building is currently a driving school. The first 2 bays of the 5 bay garage were recently converted into a dance studio with 2-years remaining on the lease. The remaining 3 bays are for auto storage and detailing with 2 bays and 1 loading dock. These are month-to-month but would love to stay.

KW COMMERCIAL
1997 Annapolis Exchange Pkwy
Annapolis, MD 21401

SUSAN ROSKO-THOMAS
Associate Broker - Director Of Growth
O: 410.972.4000
C: 410.303.1551
susanrt@kwcommercial.com
MD #24038 - MD #17018

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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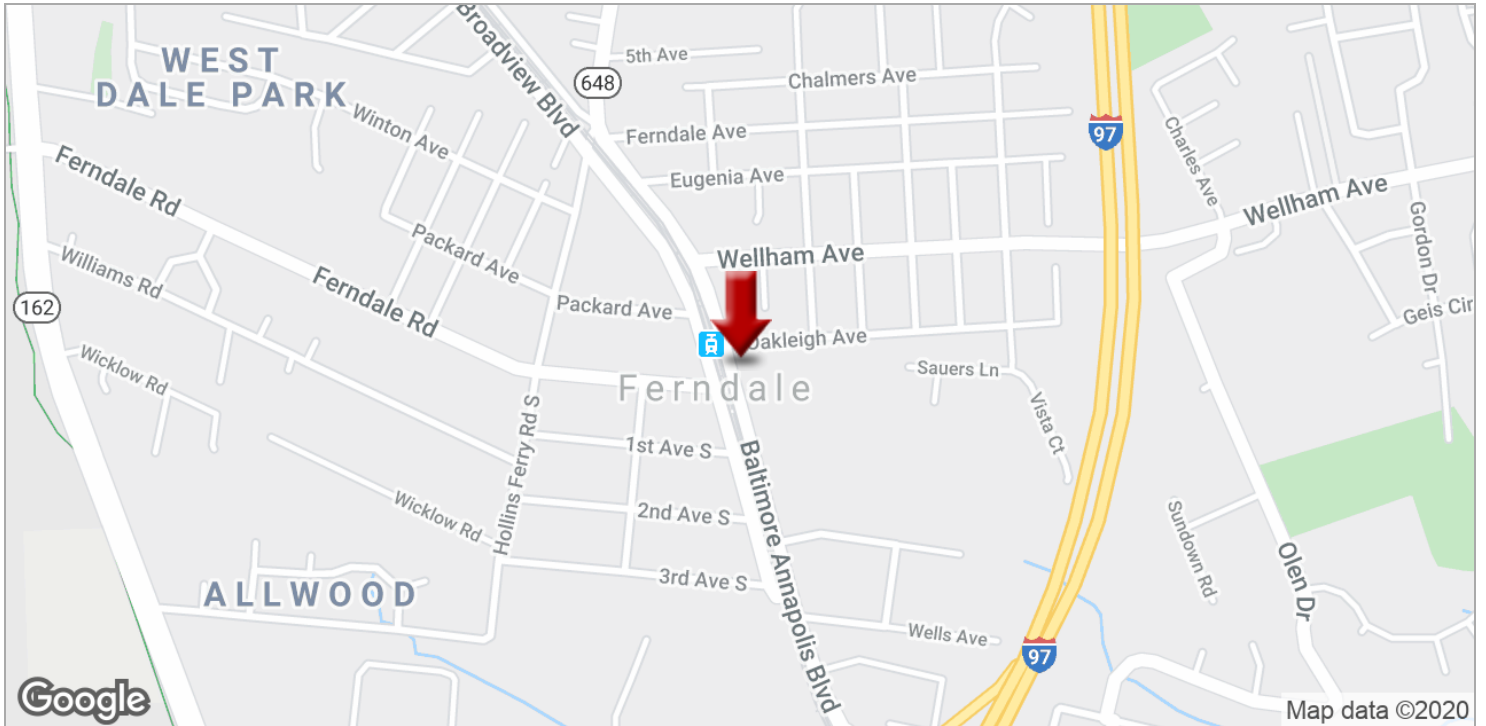
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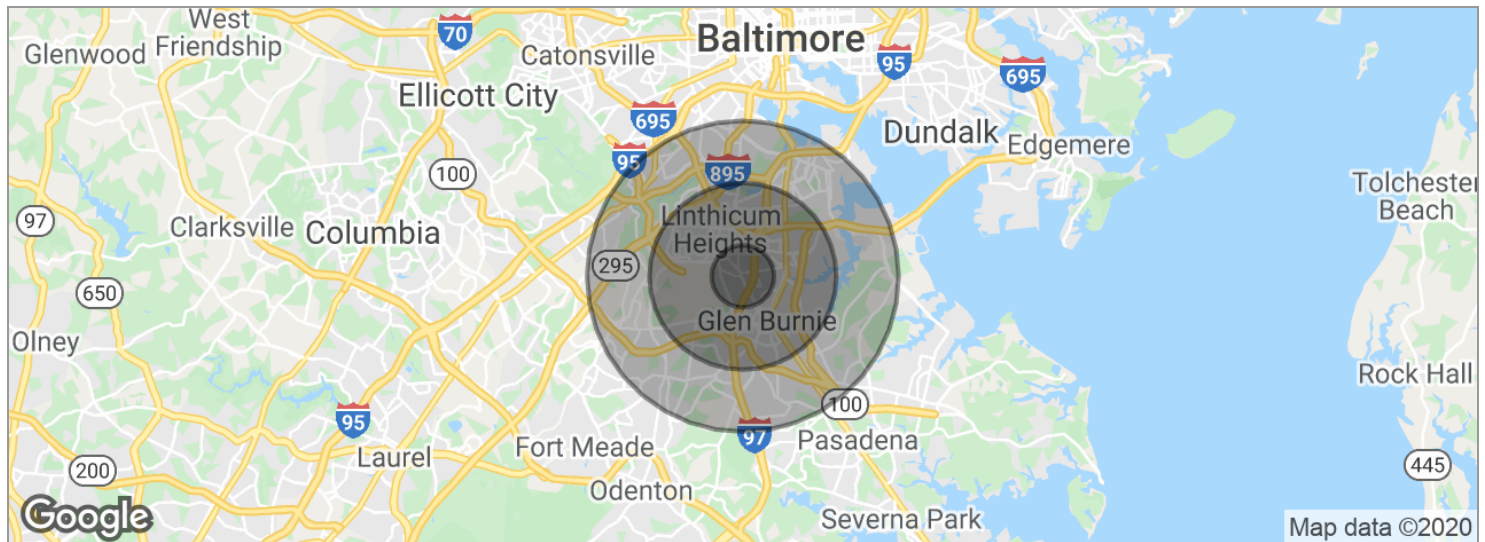
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,322	66,643	200,180
Median age	39.8	38.8	35.6
Median age (male)	38.6	36.8	34.0
Median age (Female)	40.3	40.6	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,724	25,628	75,794
# of persons per HH	2.8	2.6	2.6
Average HH income	\$77,747	\$72,395	\$66,625
Average house value		\$289,814	\$286,024

* Demographic data derived from 2010 US Census

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