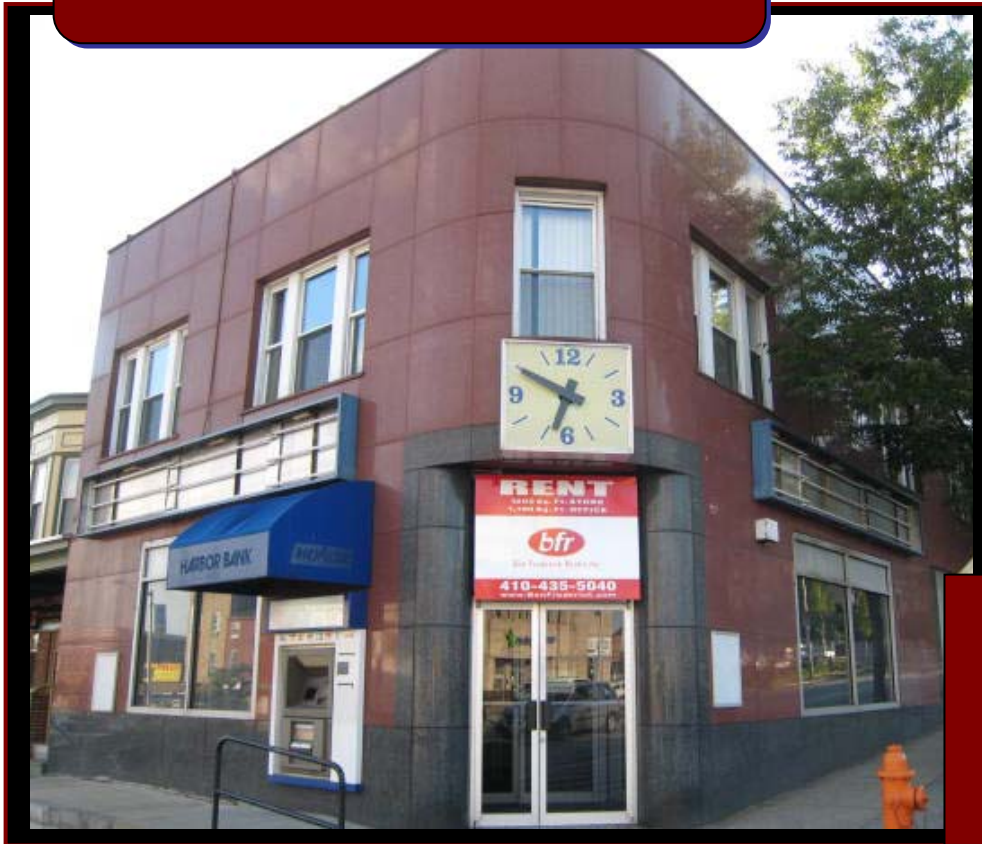




Ben Frederick Realty, Inc.

**For Lease
Prime Baltimore City Corner**



- **1,500 sq. ft. Corner Store**
 - Former Bank Space
 - ATM Window
 - Counter & Glass
- **1,100 sq.ft. Office-1st Flr.**
 - Side Entrance
 - Display Windows
- **Next to Clifton Park Golf Course**
- **Bus Access**
- **Busy Corner Exposure**

**Address: 3238-3240 Belair Rd
Baltimore, Maryland 21213**

Corner Store: Former Bank space
1,500 sq.ft. \$1,500 per month
Plus 29% of taxes (\$177 per month)

1st Flr Office: To be fitted with new carpet and paint.
1,100 sq.ft. \$1,100 per month
Plus 21% of taxes (\$128 per month)

Zoning: B-2 Community Business District allows most office and retail uses.

Utilities: Gas forced air heating system with central air conditioning. Separate system for each space. Each space has one bathroom.
City water, city sewer. Tenants pay all of their own utilities.

Trash Removal: Each tenant is responsible for their own trash removal.

Parking: Street parking.

Building: Two-story 5,000 sq.ft. brick and wood-joisted building originally constructed in 1910. Modern aluminum storefront glass, marble tile exterior. Most recently used as a bank, with counters, safety glass and ATM machine. The landlord will leave these items in place or deliver the space as a vanilla shell, at the tenant's choice.

**Contact: Ben Frederick III, CCIM
Ben Frederick Realty Inc., Owner's Exclusive Agent
410-435-5040; fax 410-435-5041; www.BenFrederick.com**

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.



Ben Frederick Realty, Inc.

**3238-3240 Belair Rd
Prime City Corner For Lease**

