

Commercial Building and Land For Sale:

1781 Dorsey Rd

Off Route 100 at Coca Cola Drive – Hanover Maryland



Ben Frederick Realty, Inc.



4,300 Sq Ft Building ♦ C-3 Commercial Zoning ♦ 1.82 acres

Address: **1781 Dorsey Rd, Hanover, MD 21076 - Anne Arundel County**

Lot: 79,279 sq.ft. (1.82 acres) land area. C-3 Commercial Zoning. Asphalt parking lot for 25 vehicles. Site has a slight rise from the street to the rear. A stream borders the western property line.

Property Taxes: The Property is assessed for \$602,700 for a tax bill of \$6,254 includes \$275 refuse fee.

Building: Year built: 1920. Wood frame construction, brick foundation, unfinished basement, concrete floor. Cedar shake shingle exterior w/ portions of vinyl siding. Pitched asphalt shingle roof looks fairly new; poor workmanship. Interior sheetrock finish, vinyl flooring. First floor living space has 2 bedrooms, living room, kitchen, and full bathroom. First floor east side has a community kitchen, dining hall, and two half-baths. Second floor has large meeting room and one half-bath. Rear building-newer construction- 1 story vinyl clad shed with large meeting room, carpet floor.

Utilities: Modern gas forced air heat, 1997 40-gallone gas water heater Office area has gas heat and central air conditioning. 200 Amp electric service. Copper water pipes, pvc drain lines.

Offering Price: \$259,000 (\$142,000 per acre, \$60 per sq.ft. – Bank Foreclosure Sale - SOLD “AS IS”



Ben Frederick Realty, Inc.



Contact Ben Frederick III, CCIM

Commercial-Investment Specialist

Ben Frederick Realty Inc.

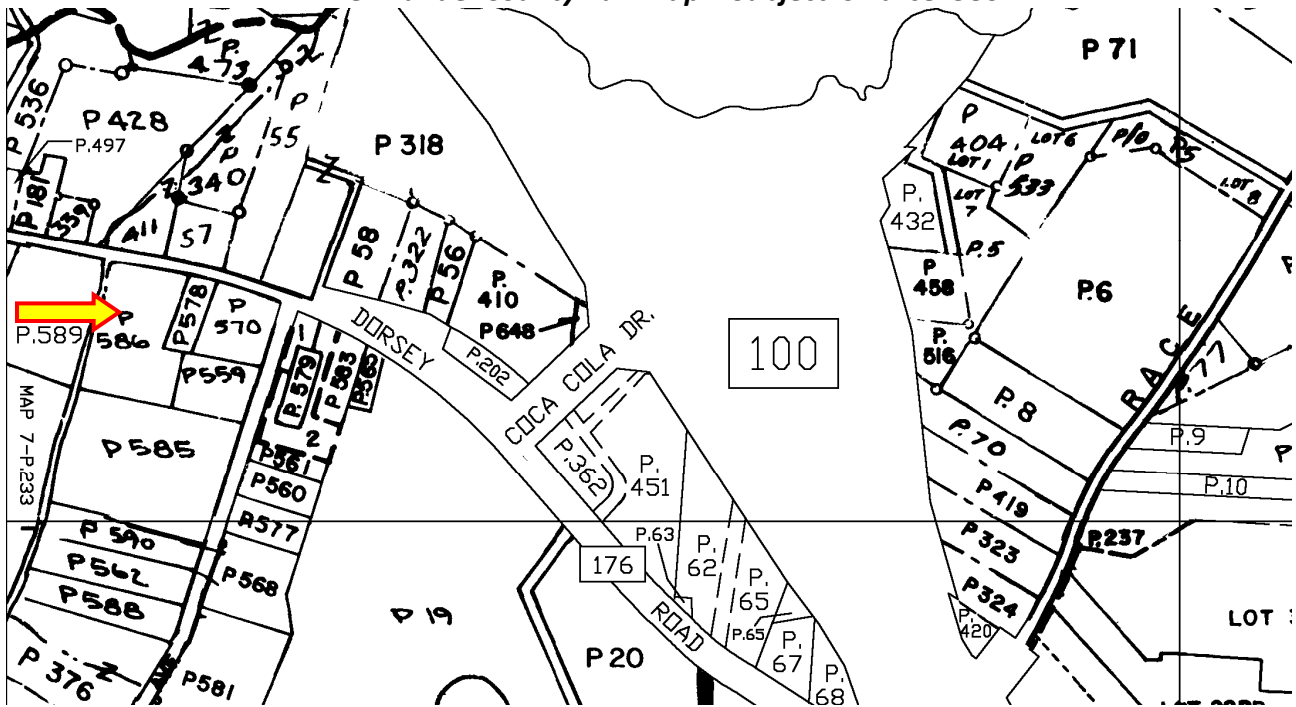
Owner's Exclusive Agent

410-435-5040

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.

Anne Arundel County Tax Map – Subject is Parcel 586



Property is located off of Coca-Cola Drive, Route 100, near Arundel Mills Mall and BWI Airport

