



Ben Frederick Realty, Inc.

FOR SALE
Retail Store
50-60 N. Dundalk Ave



- Location** : **50-60 N Dundalk Ave**
Dundalk (Baltimore County) MD 21222
- Lot** : 7,176 sq ft Irregular shape with approx 75' frontage on Dundalk Ave (0.16 acres)
- Zoned** : BL - Business Local Zoning
- Built** : 1940
- Tax ID#** : 04121600001394
- GBA** : 6,100 sq ft
- Building** : This building originally a movie theatre, though it now has one, level concrete floor with 9" x 9" tile which is covered with wall-to-wall commercial carpet. Walls appear to be finished with drywall/sheetrock. Suspended grid ceiling with surface mounted fluorescent light fixtures. Main front selling area is approx 75' x 46' or, 3,500 sq ft. Rear warehouse area is approximately 46' wide by 32' deep (1,500 sq ft) with an exposed concrete floor. There is a mezzanine over the front of the store, approx. 46' x 16' (736 sq ft) that is finished with sheetrock, suspended grid ceiling, and commercial grade carpet. Modern glass store front. Small basement room in the front of the building shows a brick foundation.
- Utilities** : Roof top commercial HVAC system (assumed to be gas fired with electric air conditioning). Single-phase and three-phase electric service to the building. No sprinkler system. Copper water main, copper interior water pipes. 1 gas meter.
- Environmental** : Old oil fired boiler located in the rear utility room.

Purchase Price : **\$299,000** In Fee Simple (no ground rent)
\$49.02 per sq.ft.

Contact : **Ben Frederick III, CCIM, Broker**
Ben Frederick Realty Inc. "Owner's Exclusive Agent"
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