

FOR SALE:

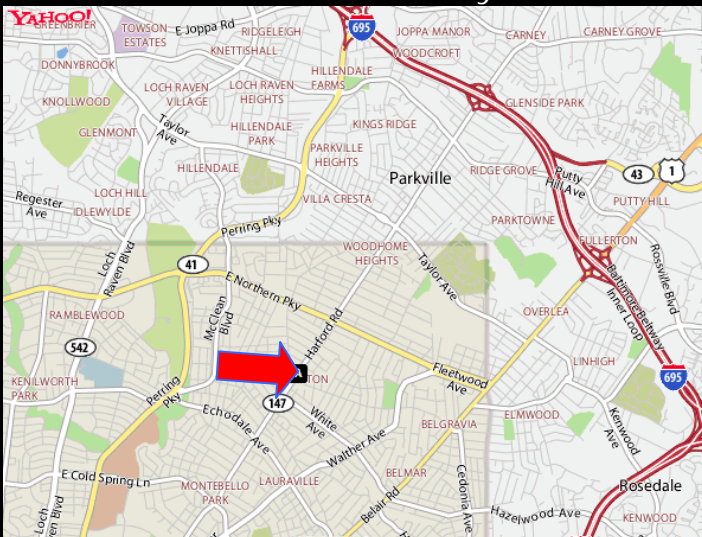
# 6024 Harford Rd



Ben Frederick Realty, Inc.



- 31,000 Sq Ft. approx 0.72 acre.
- B-3 Highway Zoning allows auto service & drive-thru food
- Level site, 2 existing curb cuts.
- Public utilities currently on site.



**Address:** 6022-6036 Harford Rd  
Baltimore City, Maryland 21214  
"Hamilton" Neighborhood

**Lot:** 31,451 Sq.Ft. = 0.72 Acres  
170' frontage on Harford Rd.  
Irregular shape.

**Parking:** Fenced parking & storage yard

**Building:** 2 buildings:  
5,352 sq ft 2 story building built in 2000  
1,972 sq ft building constructed in 1938.

**Zoning:** B-3-1 "Community Commercial District" allows uses of a highway nature including auto service & drive-thru restaurants.

**Site:** Generally level and located at the crest of a hill. Traffic light located 450' to the south at the intersection of Harford Rd and Old Harford Rd.

**Curb Cuts:** Two existing curb cuts.

**Traffic Counts:** 20,000 vehicles per day

**Utilities:** Gas to the site (building currently heated with natural gas)  
400-Amp Single Phase Electric currently to the site.  
City Water  
City Sewer

**Assemblage:** This site currently consists of 7 separately deeded lots all of which are now owned by the same person.

**Legal:** City Block 5497, Lots 8, 9, 10, 10a, 11, 12, and 34.

**Census Tract:** 24510270702

**Retailers:** 7-11 across the street. Dunkin Donuts, CVS, Blockbuster, Royal Farms (no gas) are within 5 blocks.

**Property Taxes:** \$22,391 current total annual property tax.

**Rental Income:** Currently owner-occupied

**Investment:** \$1,100,000 (only \$35 per sq ft)

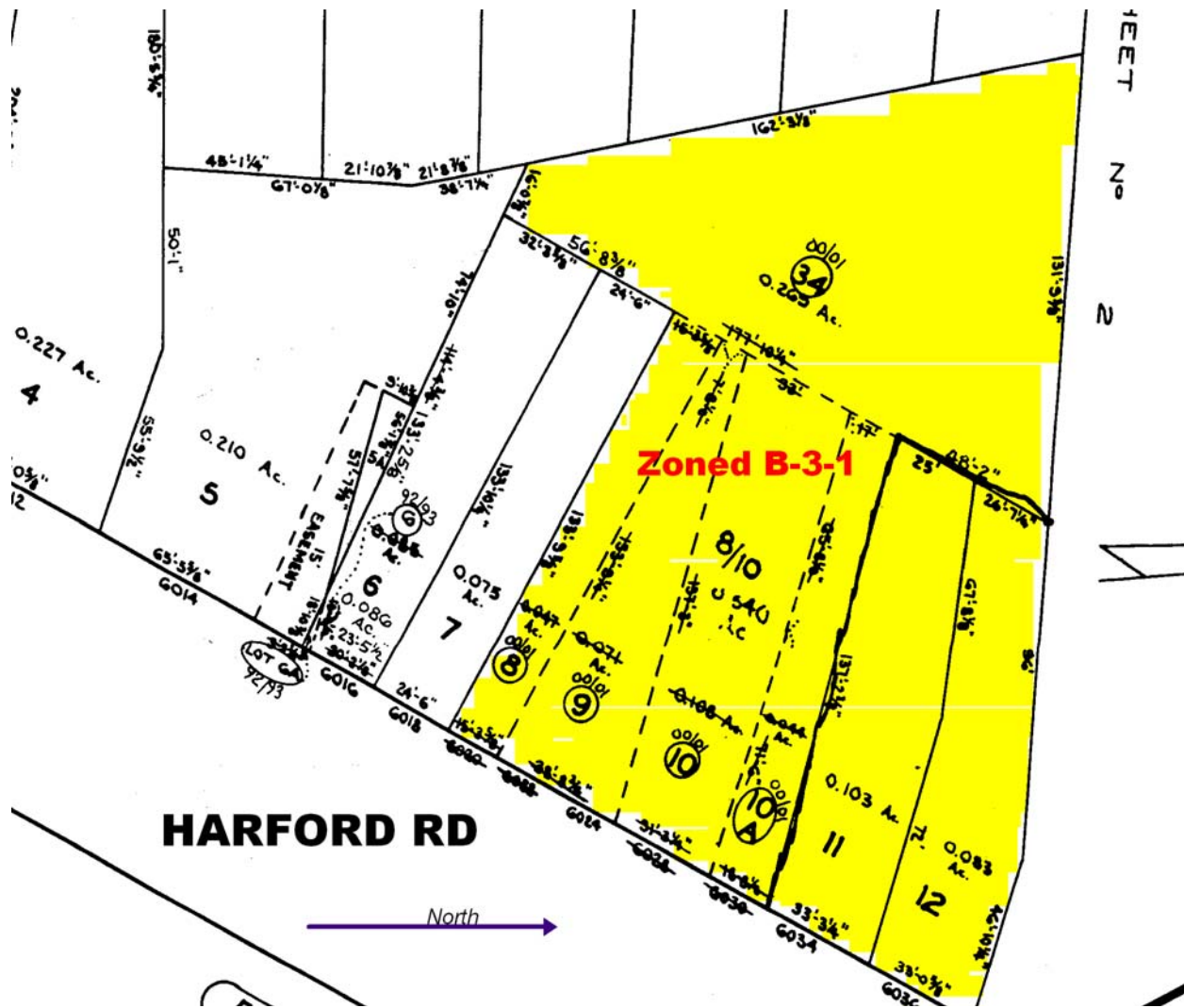


Ben Frederick Realty, Inc.



Contact Ben Frederick III, CCIM  
*Commercial-Investment Specialist*  
Ben Frederick Realty Inc.  
*Owner's Exclusive Agent*  
410-435-5040  
[www.BenFrederick.com](http://www.BenFrederick.com)

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Street Address	block	lot	sq ft lot	lot descrpt'n	zone	tax assmt	tax	
rear lot	5497	34	11,718	0.269	B-3-1	46,800	1,130	land only
6024 Harford Rd	5497	8	2,178	0.054	B-3-1	543,100	12,926	5,352 bldg
6022 Harford Rd	5497	9	3,093	0.071	B-3-1	21,600	522	land only
6030 Harford Rd	5497	10A	1,917	0.044	B-3-1	13,400	323	land only
6028 Harford Rd	5497	10	4,704	0.0108	B-3-1	32,900	794	land only
6034 Harford Rd	5497	11	4,356	0.103	B-3-1	127,666	3,038	1,972 bldg
6036 Harford Rd	5497	12	3,485	0.083	B-3-1	153,700	3,658	2,363 bldg
total sq ft of land			31,451	0.6348		939,166	\$22,391	Taxes
total acreage of land			0.72	total acre				

Demographics	3 minute drive	5 minute drive	10 minute drive
Population	26,161	84,967	414,512
Median Age	40.0	39.5	36.5
Median Hshld Income	\$49,781	\$50,045	\$45,725
Average Net Worth	\$253,155	\$284,301	\$362,017
Households	11,776	37,000	185,189
% Owner Occupied	67%	65%	51%
% White	53%	44%	42%
% Black	42%	51%	52%