



**4000**

**W. NORTHERN PARKWAY**

**BALTIMORE, MD 21215**

**MIXED-USE INVESTMENT OPPORTUNITY**

80% leased, income-producing mixed-use property featuring three professional office suites and two renovated apartments with strong visibility and 33,885 vehicles passing daily.

OFFERING PRICE  
**\$795,000**



**6,200 SF**  
BUILDING SIZE



**5 UNITS**  
3 OFFICES +  
2 APARTMENTS



**100%**  
OCCUPIED  
3 OFFICES +  
2 APTS



**18**  
PARKING  
SPACES



**33,885**  
ADT ON  
NORTHERN PKWY



**R-5**  
ZONING



of Keller Williams Flagship  
410-729-7700  
231 Njoles Rd. Millersville, Md. 21108

**COMMERCIAL AND RESIDENTIAL REAL ESTATE  
BUSINESS BROKERING**

"TREATING EVERY CLIENT LIKE FAMILY AND EVERY BUSINESS OR PROPERTY LIKE IT'S OUR OWN"

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**PROPERTY OVERVIEW**

Exceptional opportunity to acquire an 80% leased, income-producing mixed-use property in one of Northwest Baltimore's most visible commercial corridors. Situated along highly traveled W. Northern Parkway with approximately 33,885 vehicles passing daily, this well-maintained asset offers an attractive blend of stable commercial tenancy and residential income.

The property consists of approximately 6,200 square feet of leasable space within a single two-story building and features five fully occupied units, including three professional office suites on the main level and two renovated apartments (one 1-bedroom and one 2-bedroom). The diverse tenant mix provides dependable cash flow while reducing vacancy risk and presents itself perfectly for some value-add by providing the opportunity to create 4 more second floor residential apts.

The residential units have been completely remodeled, while the building has been well maintained with numerous capital improvements, including a replacement roof. Each tenant enjoys individually metered HVAC systems, allowing for efficient operating expenses and simplified management.

Strategically located between Reisterstown Road and Park Heights Avenue, the property benefits from outstanding visibility, convenient access, and strong neighborhood demographics. The site includes 18 surface parking spaces, providing ample parking for office tenants, residents, and visitors.

**INVESTMENT HIGHLIGHTS**

- 80% LEASED MIXED-USE INVESTMENT**  
Five total units: three professional offices and two apartments.
- APPROXIMATELY 6,200 SF**  
Of leasable area within a well-maintained two-story building.
- TWO COMPLETELY RENOVATED RESIDENTIAL UNITS**  
1-bedroom and 2-bedroom apartments.
- STRONG TRAFFIC COUNTS**  
Approximately 33,885 vehicles daily on W. Northern Parkway.
- EXCELLENT VISIBILITY & ACCESS**  
Between Reisterstown Rd and Park Heights Ave with easy access to major routes.
- 18 ON-SITE PARKING SPACES**  
Ample surface parking for tenants and visitors.
- INDIVIDUALLY METERED HVAC SYSTEMS**  
Efficient operating expenses and simplified management.
- VALUE-ADD OPPORTUNITY**  
Opportunity to create up to 4 additional residential units on the second floor.

**PROPERTY SNAPSHOT**

Building Size	6,200 SF
Units	5 Units: 3 Office + 2 Apts (1 BR & 2 BR)
Occupancy	100% Leased to 3 offices & 2 apts
Lot Size	0.38 Acres
Zoning	R-5
Traffic Count	33,885 ADT on Northern Pkwy
Sale Price	\$795,000

**AERIAL VIEW**



**PROPERTY DETAILS**

**LOCATION INFORMATION**

Street Address	4000 W Northern Parkway
City, State, Zip	Baltimore, MD 21215
County	Baltimore City
Cross-Streets	W Northern Pkwy, Price Ave & Reisterstown Rd

**PROPERTY INFORMATION**

Property Type	Mixed use: office & apts
Zoning	R-5: Allows detached and semi-detached dwellings, limited lower-income multi-family, limited non-residential uses
Lot Size	0.38 Acres
APN #	44268034
Lot Depth	1,760 FT
Traffic Count	33,885 ADT

**BUILDING INFORMATION**

Gross Building Area	6,742 SF
Leasable Building Area	6,200 SF
Number of Buildings	1
Occupied	100% Leased to 3 offices & 2 apts
Number of Floors	2
Elevator	No - Walk-Up
Year Built	1970, Remodeled 2024
Roof	Roof replaced, 2006. Roof constructed of asphalt shingles with a small section of EPDM membrane

**PARKING**

Parking Type	Surface
Parking Spaces / Ratio	18 Surface spaces / 2.9 per 1,000 SF

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Population	20,639	147,695	409,151
Total Households	8,659	62,129	170,945
Average Household Size	2.4	2.3	2.4
Median Age	43.0	40.6	40.2
Average Household Income	\$52,930	\$70,213	\$69,858
Median Household Income	\$36,845	\$55,476	\$54,886

**DEMOGRAPHIC SUMMARY**

<b>20,639</b> POPULATION 1 MILE	<b>147,695</b> POPULATION 3 MILES	<b>409,151</b> POPULATION 5 MILES
<b>\$52,930</b> AVG HH INCOME 1 MILE	<b>\$70,213</b> AVG HH INCOME 3 MILES	<b>\$69,858</b> AVG HH INCOME 5 MILES

Source: Esri 2024

**PROPERTY PHOTOS**

