

MULTI-BUILDING COMMERCIAL PROPERTY FOR SALE

3326 Forge Hill Rd | Street, MD 21154



Investment Sale

Extremely versatile mixed-use site with rental income in place and room for expansion on 3.92 acres of primarily B3 zoning in Harford County.

David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)



OFFERING SUMMARY

Extremely versatile mixed-use site with rental income in place and room for expansion! 3.92 acres of primarily B3 zoning in Harford County. 5 permanent structures totalling 9700SF currently used for rental income, but the site could also be repurposed for an end user as well. Current income potential is \$180,600/yr with a starting cap rate of 8.55%. Rent roll available upon request. Seller will provide a \$4000/month master lease for 2 years for the graveled parking pad as well as the rear farmhouse at the request of a Buyer. This site has excellent visibility, great access from both sides, and a multitude of ways to generate income for an end user or any investor.



SITE DETAILS

Price: \$1,675,000

Cap rate: 8.55%

Acreage: 3.918

Frontage: 750ft on Conowingo Rd

Zoning: B3 primary, AG secondary

Improvements: 3yr old roof on rear farmhouse / 5yr old roof on Retail/Apt building

Traffic: 13,500 Cars per day on Conowingo Rd

Utilities: 3 wells & 2 septic systems

Structures: 5 permanent structures totalling 9700SF

Auto Garage: 2100SF with 4 drive-ins

Retail + Apts: 3300SF (Storefront +(2) 2beds/1bath apts)-(Approved for used car sales)

Farmhouse: 2600SF (2 levels with 4beds/1.5 baths)

Mobile Home: 700SF

Rear Garage: 1000SF

13,500 people live within 5 miles of the site

\$130,000 Avg Household Income within 5 miles of site

13,500 Cars per day passing the site on Conowingo Rd





13,250 AADT

CONOWINGO RD

FORGE HILL RD

BILLBOARD

RETAIL & APARTS.

MASONRY SHED

FARMHOUSE

AUTO GARAGE

MOBILE HOME



13,250 AADT

CONOWINGO RD

Forge Hill Rd

Forge Hill Rd

Forge Hill Rd



STOREFRONT & APTS: 3,310 SF



GARAGE: 2,100 SF ±



MOBILE HOME: 690 SF ±



BILLBOARD



MASONRY SHED: 1,000 SF



FARMHOUSE: 2,595 SF ±

Bartanfelder
Sanitation Service



AUTO GARAGE



46' WIDE | 37' DEEP ON STORAGE SIDE | 47' DEEP ON GARAGE SIDE | 11' WIDE DOOR | 14' ± CEILING HEIGHT



RETAIL + APARTMENTS



LOCAL TRADE AREA

