

COMMERCIAL AGENT MARKETING PACKAGE

5418 Park Heights Avenue | Baltimore, Maryland 21215

C-2 Community Commercial | Former Dental / Medical Office | Owner-User / Investor / Adaptive Reuse Opportunity

Item	Forward-Facing Detail
Offering Status	Preparing for commercial launch; pricing, showing protocol, and final seller-approved terms to be confirmed.
Buyer Packet Available	Most recent appraisal, preliminary inspection report, floor plans, property information, and zoning/use summary available to commercial agents with qualified prospects, subject to seller/broker discretion.
Core Positioning	Commercial corridor asset with historic dental/medical office use and flexible C-2 Community Commercial positioning, subject to Baltimore City verification.

Broker-facing headline

A small commercial corridor opportunity with due-diligence materials already assembled: appraisal, preliminary inspection report, and floor plans. Ideal to circulate to agents with owner-user, medical/professional office, neighborhood service, investor, or adaptive reuse buyers.

Property Snapshot

Category	Detail
Address	5418 Park Heights Avenue, Baltimore, MD 21215
Property Type	Healthcare / medical office / former dental building use per public records
Zoning	C-2 Community Commercial; buyer to verify all uses, permits, parking, signage, occupancy, and approvals
Public-Record Building Size	Approximately 2,744 sq. ft.
Public-Record Lot Size	Approximately 0.12 acres / 5,239 sq. ft.
Year Built / Construction	1951; masonry construction per property report
Marketing Angle	Owner-user medical/professional office, neighborhood service business, community use, investor, or adaptive reuse
Due-Diligence Package	Most recent appraisal, preliminary inspection report, and floor plans available for review

Suggested one-sentence description

C-2 Community Commercial opportunity along the Park Heights Avenue corridor, formerly configured for dental/medical office use and supported by an available buyer information package that includes the most recent appraisal, preliminary inspection report, and floor plans, subject to buyer verification.

Buyer Due-Diligence Materials Available

For commercial agents with interested buyers, the seller/listing team can provide a more complete review package to help prospects evaluate the opportunity before or after a showing. **Materials should be treated as informational only and not a substitute for the buyer's independent inspections, zoning review, financing review, environmental review, or professional advice.**

Material	How Commercial Agents Should Use It
Most recent appraisal	Useful valuation reference and property history. Share as informational only; buyer and lender should perform their own valuation and underwriting.
Preliminary inspection report	Designed to reduce buyer uncertainty and help agents understand visible condition, systems, and potential due-diligence questions.
Floor plans	Key asset for commercial buyers. Shows room flow, layout, access, potential treatment/office areas, basement/utility areas, and adaptive reuse possibilities.
Zoning/use summary	C-2 Community Commercial framework, with all uses, permits, signage, occupancy, and redevelopment questions subject to Baltimore City verification.
Property/trade-area information	Background on public-record facts, corridor context, Park Heights positioning, and area buyer narrative.

Likely Commercial Agent Buyer Profiles

Buyer Type	Who This Includes	Broker Talking Point
Medical / dental / wellness owner-user	Dentist, physician, therapist, behavioral health, chiropractic, wellness, or allied health operator seeking ownership rather than leasing.	Lead with former dental/medical configuration, floor plan availability, corridor visibility, and inspection transparency.
Professional office / service business	Attorney, accountant, insurance, consulting, training, real estate, nonprofit, or personal-service operator.	Lead with C-2 flexibility, small-building ownership, professional-office potential, and buyer-to-verify zoning language.
Investor / value-add buyer	Local investor, contractor, small developer, or operator willing to renovate and reposition.	Lead with as-is upside, due-diligence package, appraisal context, and opportunity to underwrite clearly.
Community / nonprofit / institutional	Faith-based, workforce, education, social service, health-support, or neighborhood organization.	Lead with corridor access, room configuration, community-facing use potential, and Park Heights reinvestment story.
Adaptive reuse / mixed-use concept	Buyer exploring neighborhood commercial, live-work, retail/service, food service, or other permitted/conditional concepts.	Lead with C-2 possibilities but require full buyer verification for use, code, permits, and occupancy.

Commercial Agent Email Blast

Subject line options

- 1) Park Heights C-2 Former Dental/Medical Office Opportunity
- 2) Baltimore Commercial Opportunity - Appraisal, Inspection Report & Floor Plans Available
- 3) 5418 Park Heights Ave - Owner-User / Investor Commercial Opportunity

Hi [Agent Name],

We are preparing to launch 5418 Park Heights Avenue in Baltimore, a C-2 Community Commercial property formerly configured for dental/medical office use along the Park Heights Avenue corridor.

This could be a fit for an owner-user, medical/professional office buyer, neighborhood service business, investor, nonprofit/community use, or adaptive reuse prospect, subject to Baltimore City zoning, permitting, condition, and buyer verification.

To help commercial agents and qualified prospects evaluate the property, we have a buyer information package available that includes the most recent appraisal, a preliminary inspection report, and floor plans. We can also provide property information and zoning/use summary materials.

If you have a buyer looking for a smaller commercial corridor opportunity in the Park Heights/Pimlico area, please reach out and I can send the review package and coordinate showing details.

Best,
Greg Fisk
Douglas Realty
Office: 410-260-0202
Email: gfisk@godouglasrealty.com

Short Portal / Broker Network Description

5418 Park Heights Avenue presents a C-2 Community Commercial opportunity along the Park Heights Avenue corridor in Baltimore. Formerly configured for dental/medical office use, the property may appeal to owner-users, medical/professional office buyers, neighborhood service businesses, investors, nonprofits, and adaptive reuse prospects, subject to Baltimore City zoning, permitting, condition, and buyer verification. A buyer information package is available for commercial agents with qualified prospects and includes the most recent appraisal, preliminary inspection report, and floor plans. Buyer to verify all square footage, zoning, permitted uses, condition, utilities, permits, occupancy, incentives, taxes, environmental matters, and redevelopment requirements.

Commercial Agent Call Script

"I wanted to put 5418 Park Heights Avenue on your radar. It is a small C-2 commercial property in Baltimore that was historically configured for dental/medical office use. We have a more complete review package than you often see on smaller as-is commercial listings, including the most recent appraisal, preliminary inspection report, and floor plans. It may fit an owner-user, medical/professional office buyer, neighborhood service business, investor, or adaptive reuse buyer. Do you have anyone looking in that Park Heights/Pimlico corridor who may want to review the package?"

Important Broker Messaging Guardrails

Recommended	Do Not Say
C-2 Community Commercial opportunity, subject to buyer verification.	Approved for any commercial use.
Formerly configured or historically used as dental/medical office.	Turnkey medical office unless current condition and approvals support that statement.
Buyer package includes appraisal, preliminary inspection report, and floor plans for informational review.	Appraisal guarantees value, financing, or loan approval.
Buyer may explore applicable city/state incentive programs, subject to verification and certification.	Guaranteed Enterprise Zone, tax credit, or redevelopment incentive eligibility.
Buyer to verify permits, occupancy, code, zoning, utilities, condition, environmental matters, and all intended uses.	No issues, structurally sound, no flood issue, or fully approved redevelopment site.

Showing and Offer Guidance for Commercial Agents

- **Request the review package first.** Commercial agents should request the appraisal, preliminary inspection report, and floor plans before advising buyers on showing or offer strategy.
- **Encourage independent due diligence.** The available reports are meant to support evaluation, not replace buyer inspections, contractor estimates, lender review, zoning review, environmental review, or legal/tax advice.
- **Clarify intended use early.** Buyers should identify their intended use, whether medical/professional office, service business, nonprofit/community use, investor repositioning, or adaptive reuse.
- **Discuss financing realities.** Depending on condition, some buyers may need cash, commercial financing, renovation financing, or proof of funds.

- **Confirm offer terms.** Strong offers should include proof of funds or lender letter, deposit, due-diligence timeline, settlement timeline, and a clear understanding of as-is terms and seller disclosures.

Contact and Next Step

For buyer packet requests, showing coordination, and commercial-agent questions, contact:

Greg Fisk

Douglas Realty

Office: 410-260-0202

Email: gfisk@godouglasrealty.com

Please include the buyer's intended use, proof of interest, and whether they are evaluating the property as an owner-user, investor, or adaptive reuse prospect.

Professional disclaimer

This package is for marketing and broker outreach purposes only. It is not legal, tax, appraisal, engineering, environmental, zoning, construction, or financing advice. All facts, dimensions, square footage, condition, zoning, permitted uses, incentives, taxes, utilities, code requirements, and occupancy matters must be independently verified by the buyer and their advisors.