



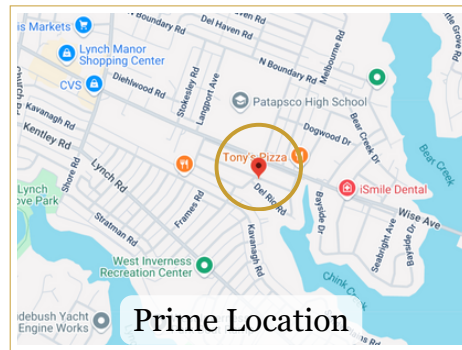
FOR SALE \$750,000

Multi-Level Specialty Commercial Property

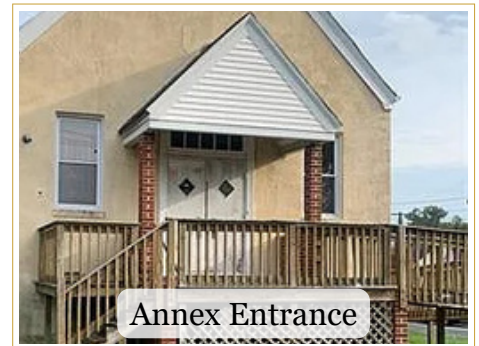
DETAILED FLOOR PLANS ADDED!



Spacious Church - 36 Pews



Prime Location



Annex Entrance

Property Highlights:

- Specialty Commercial Property with Density Residential DR5.5 Zoning
- Uses Allowed by Right or by Currently Approved Variance: Church, Church-Exempt Daycare Facility, and Residential (5.5 Units Per Acre)
- Building Size: 12,922 sq. ft. / Lot Size: 14, 204 sq. ft. (0.326 Acres)
- Annex Features 10 Rooms/Offices, 5 Bathrooms, 1 Shower, & 1 Kitchen
- Church Nave Features 36 Pews & Upper-Level Balcony



WAYNE K. WILLIAMS, JR.

Wayne@WKWCommercial.com

202-550-5709



See Detailed Floor Plans Below
Contact Us Now for More Information



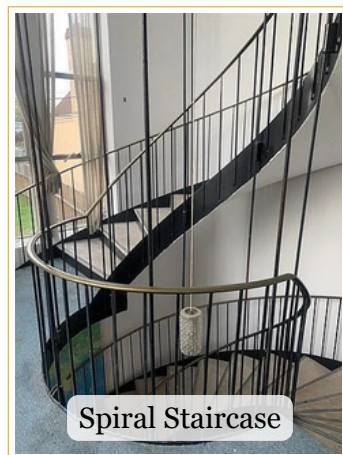
FOR SALE \$750,000

Great opportunity to purchase a multi-level specialty commercial building in Dundalk, MD in Baltimore County. Previously used as a Church and Daycare Center.

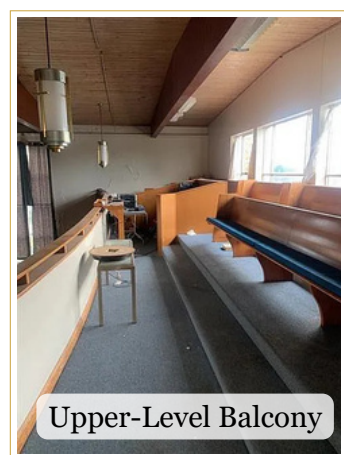
Property Description



Church Bldg & Entrance



Spiral Staircase



Upper-Level Balcony

- The church's main level features a spacious sanctuary with seating for 300–400 people
- Upper-level balcony overlooks the main church nave
- The annex features 10 rooms/offices, 5 restrooms, 1 shower, and 1 commercial kitchen plus the spacious lower levels of the annex and the church
- The church's and the annex's lower levels, respectively, feature an expansive auditorium and additional large open spaces, formerly used for a daycare
- The building is currently vacant, allowing investors or owner-users to customize the space to their needs
- With 12,922 sq. ft. and on-site signage for visibility, this property presents a compelling opportunity in a well-established area
- Taxes (est.): \$5,054/yr



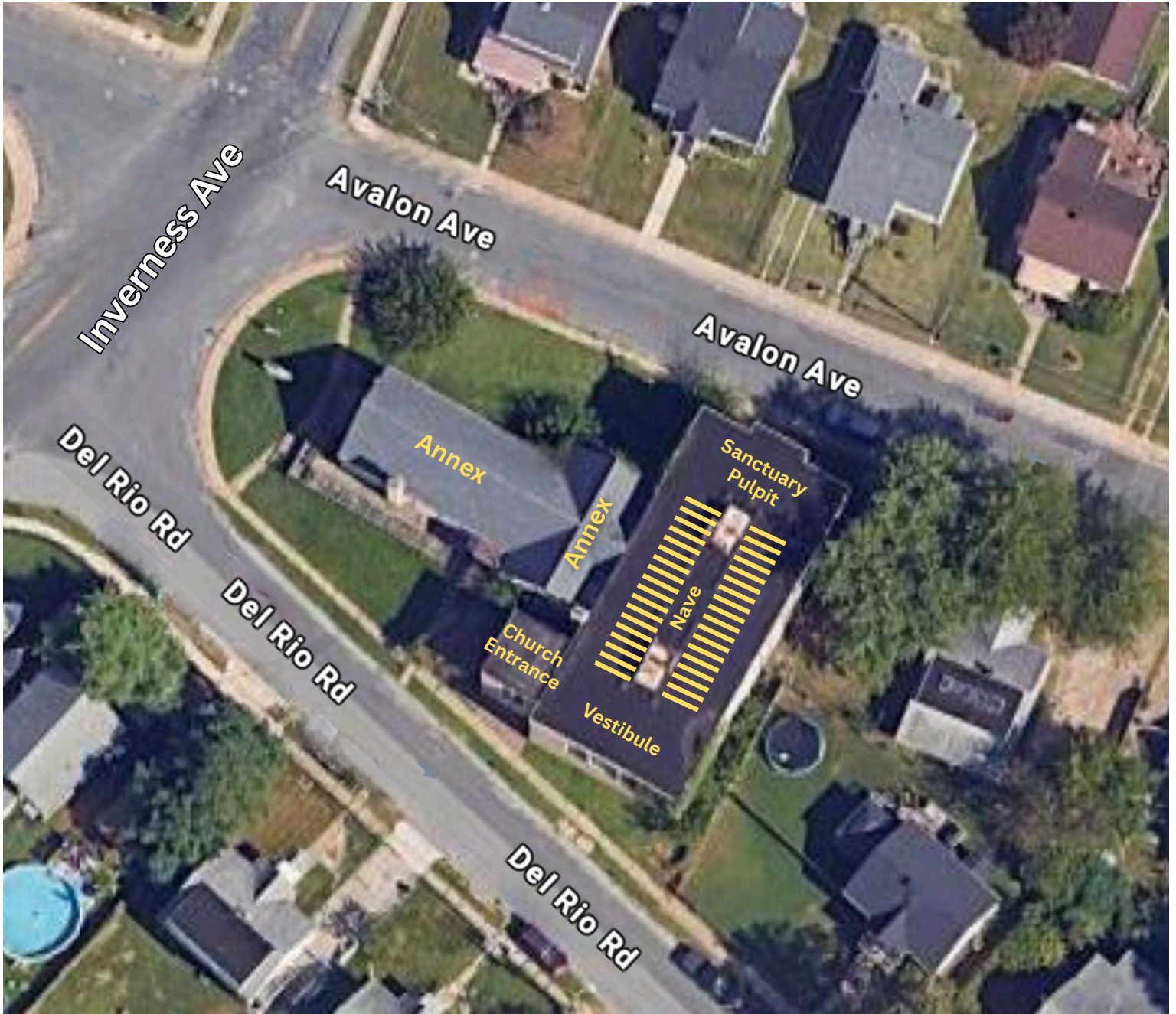
WAYNE K. WILLIAMS, JR.

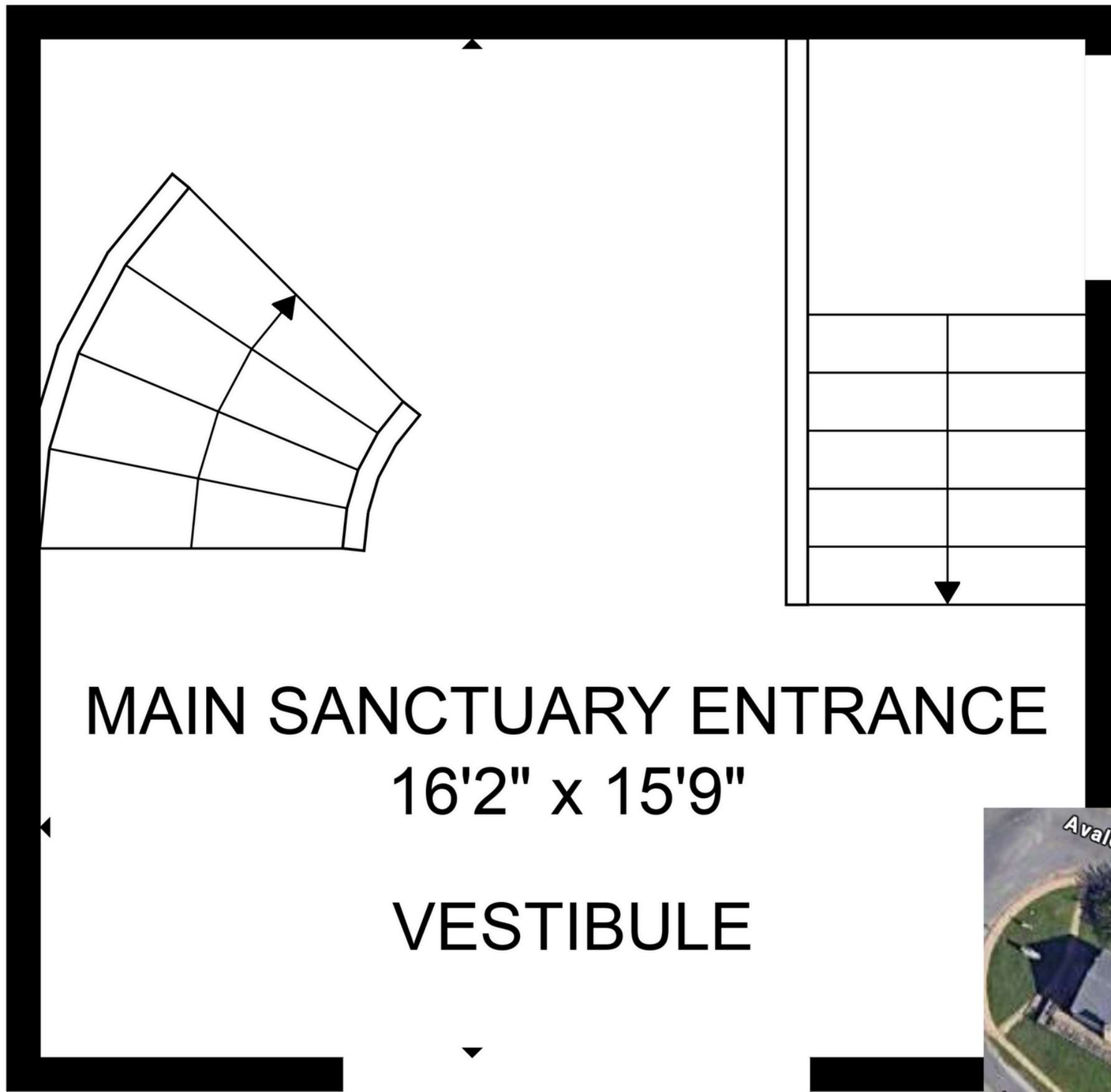
Wayne@WKWCommercial.com

202-550-5709

**See Detailed Floor Plans Below
Contact Us Now for More Information**

Floor Plans





MAIN SANCTUARY ENTRANCE

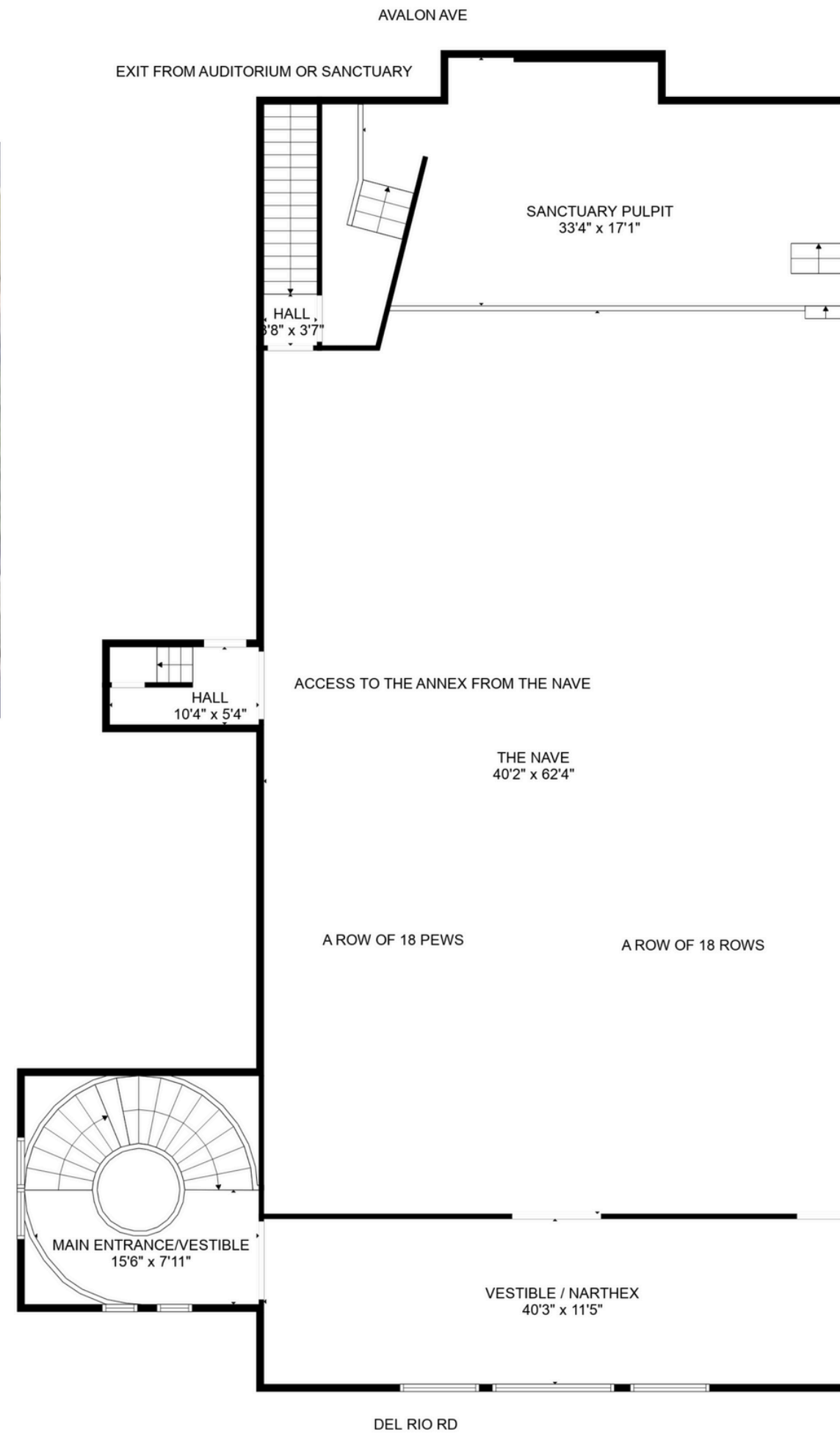
16'2" x 15'9"

VESTIBULE

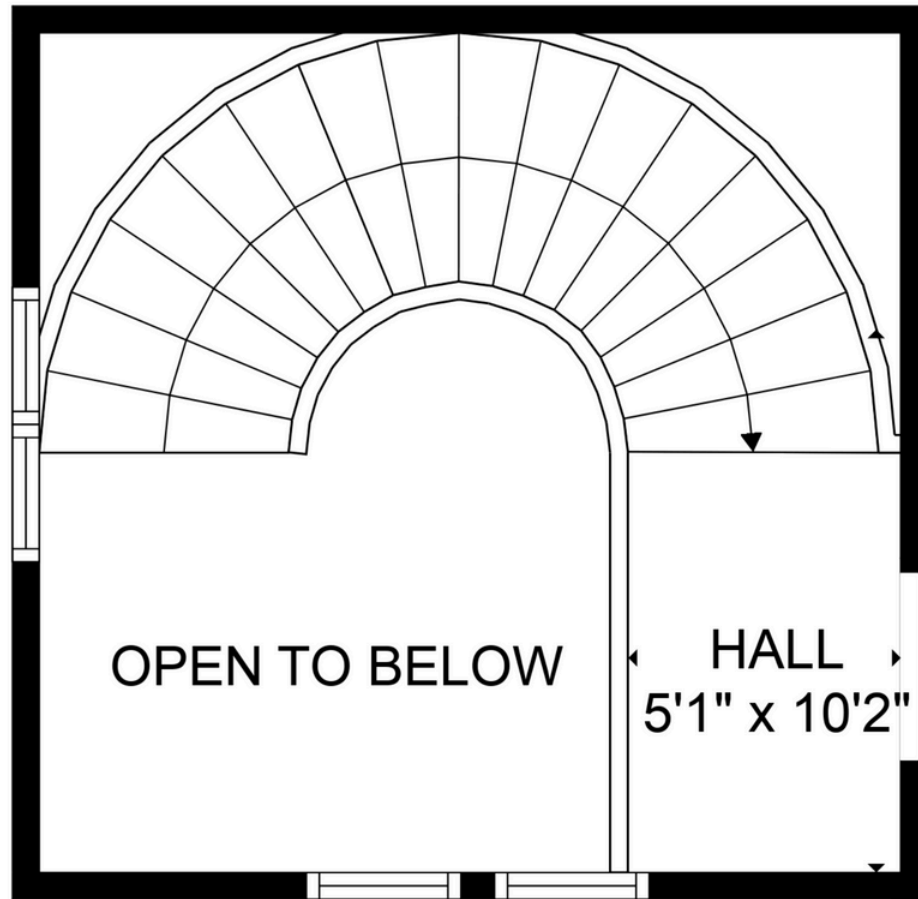
DEL RIO RD



BELOW GROUND: 255 sq. ft, FLOOR 2: 261 sq. ft, FLOOR 3: 158 sq. ft
 EXCLUDED AREAS: VESTIBULE / NARTHEX: 472 sq. ft, HALL: 125 sq. ft, THE NAVE: 2486 sq. ft,
 SANCTUARY PULPIT: 573 sq. ft, BALCONY: 459 sq. ft, OPEN TO BELOW: 97 sq. ft
 WALLS: 255 sq. ft



BELOW GROUND: 255 sq. ft, FLOOR 2: 261 sq. ft, FLOOR 3: 158 sq. ft
 EXCLUDED AREAS: VESTIBLE / NARTHEX: 472 sq. ft, HALL: 125 sq. ft, THE NAVE: 2486 sq. ft,
 SANCTUARY PULPIT: 573 sq. ft, BALCONY: 459 sq. ft, OPEN TO BELOW: 97 sq. ft
 WALLS: 255 sq. ft

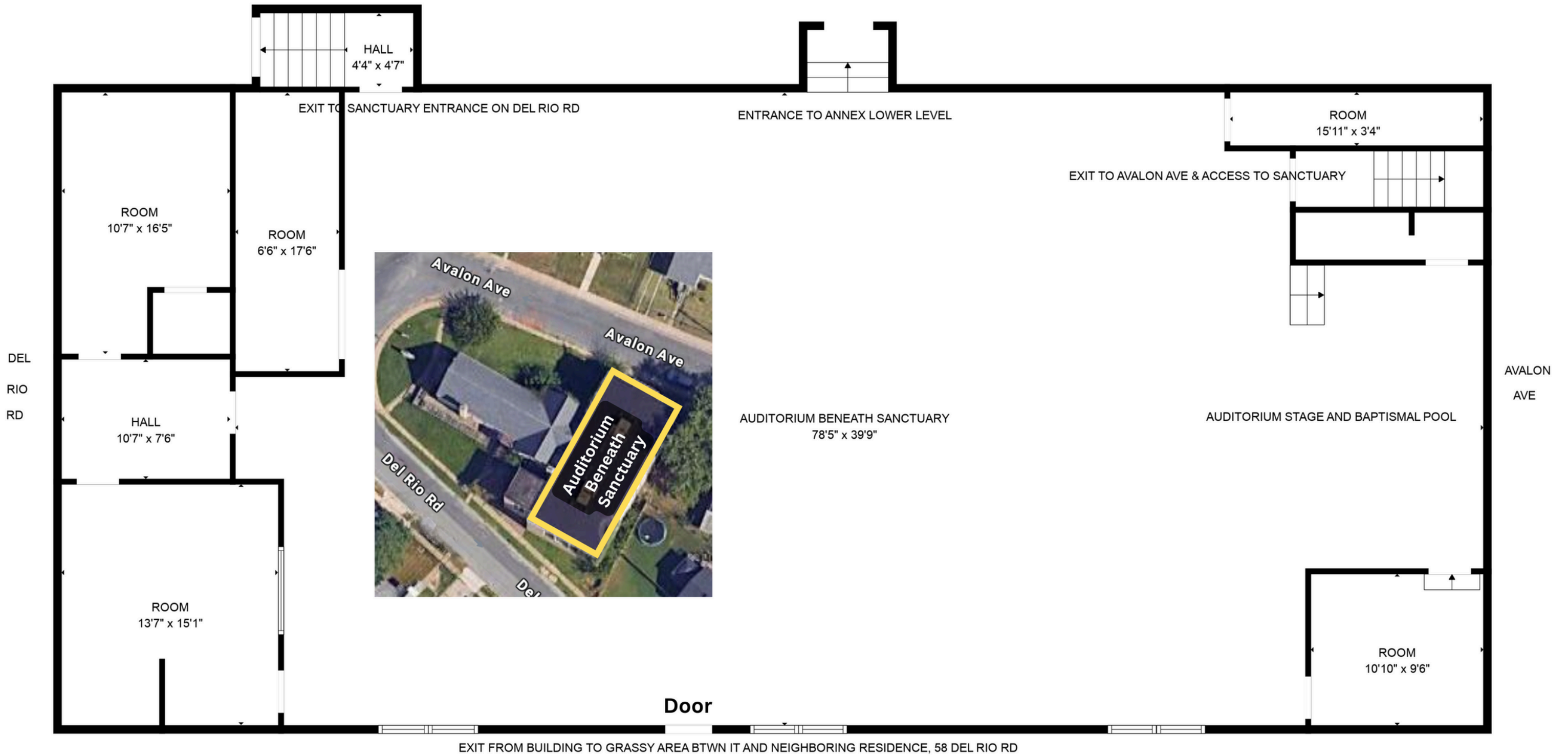


BALCONY OVERLOOKING THE NAVE AND THE SANCTUARY PULPIT BELOW

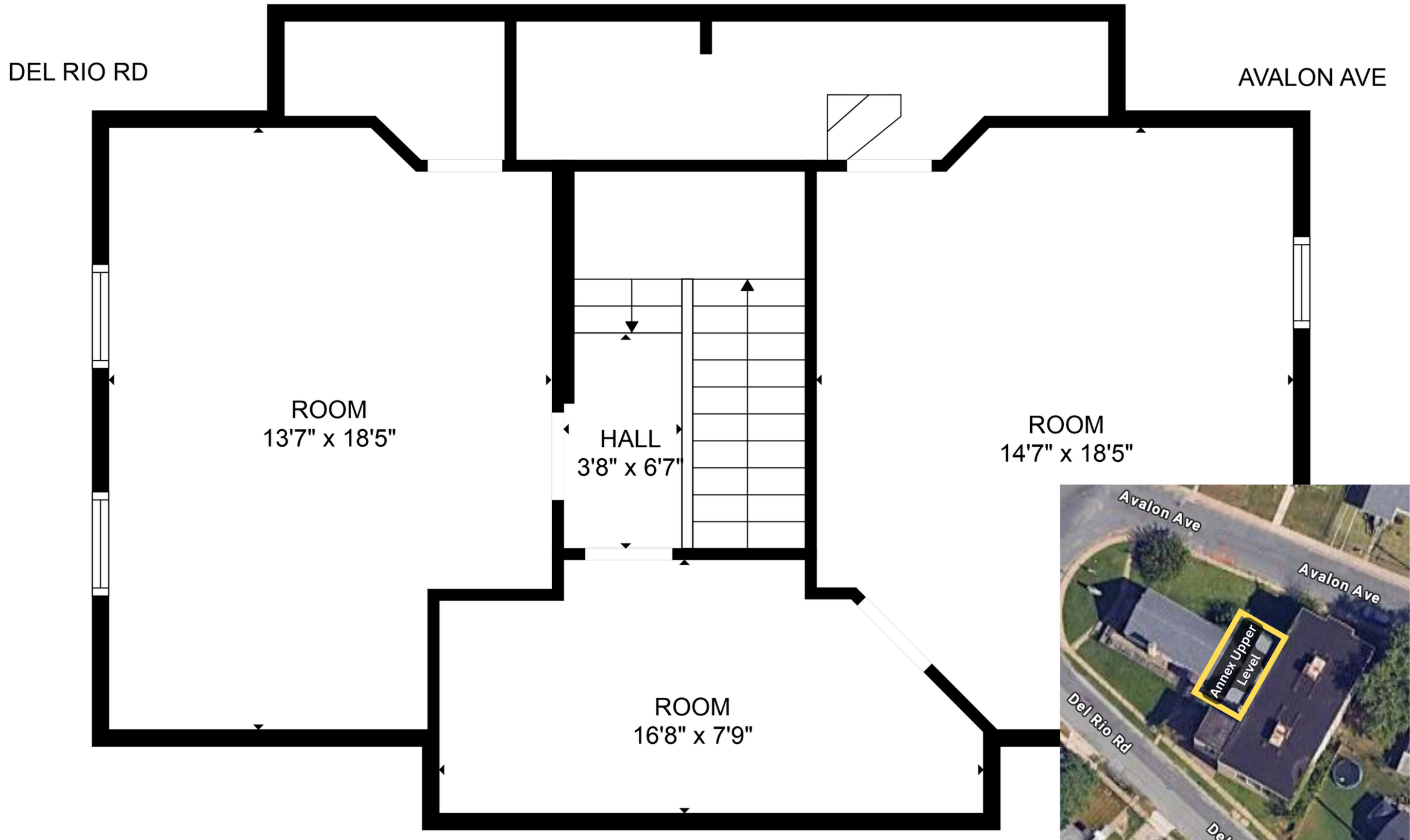
BALCONY
40'3" x 11'5"

DEL RIO RD

BELOW GROUND: 255 sq. ft, FLOOR 2: 261 sq. ft, FLOOR 3: 158 sq. ft
EXCLUDED AREAS: VESTIBLE / NARTHEX: 472 sq. ft, HALL: 125 sq. ft, THE NAVE: 2486 sq. ft,
SANCTUARY PULPIT: 573 sq. ft, BALCONY: 459 sq. ft, OPEN TO BELOW: 97 sq. ft
WALLS: 255 sq. ft



ANNEX UPPER LEVEL. ANNEX MAIN LEVEL EXTENDS ON THIS SIDE OF THE BUILDING TOWARD INVERNESS AVE



ANNEX CONNECTS TO THE NAVE ONE LEVEL BELOW ALONG THE LONG SIDE OF NAVE'S RECTANGULAR SHAPE

ANNEX MAIN ENTRANCE ON INVERNESS AVE

