



## **3400-3402 Belair Road**

3402 Belair Rd, Baltimore, MD 21213

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# 3400-3402 Belair Road

\$747,000

High-Visibility Commercial Strip Center – 3400-3402 Belair Road

## Executive Summary:

Presenting an exceptional opportunity to acquire a versatile commercial asset located in a robust Baltimore retail corridor. Spanning 4,661 square feet, this commercial strip center offers significant visibility and potential for owner-occupants seeking a high-traffic footprint in Baltimore, MD.

Property features a long term lease with Bank of America for an ATM and an owner's suite to be offered vacant.

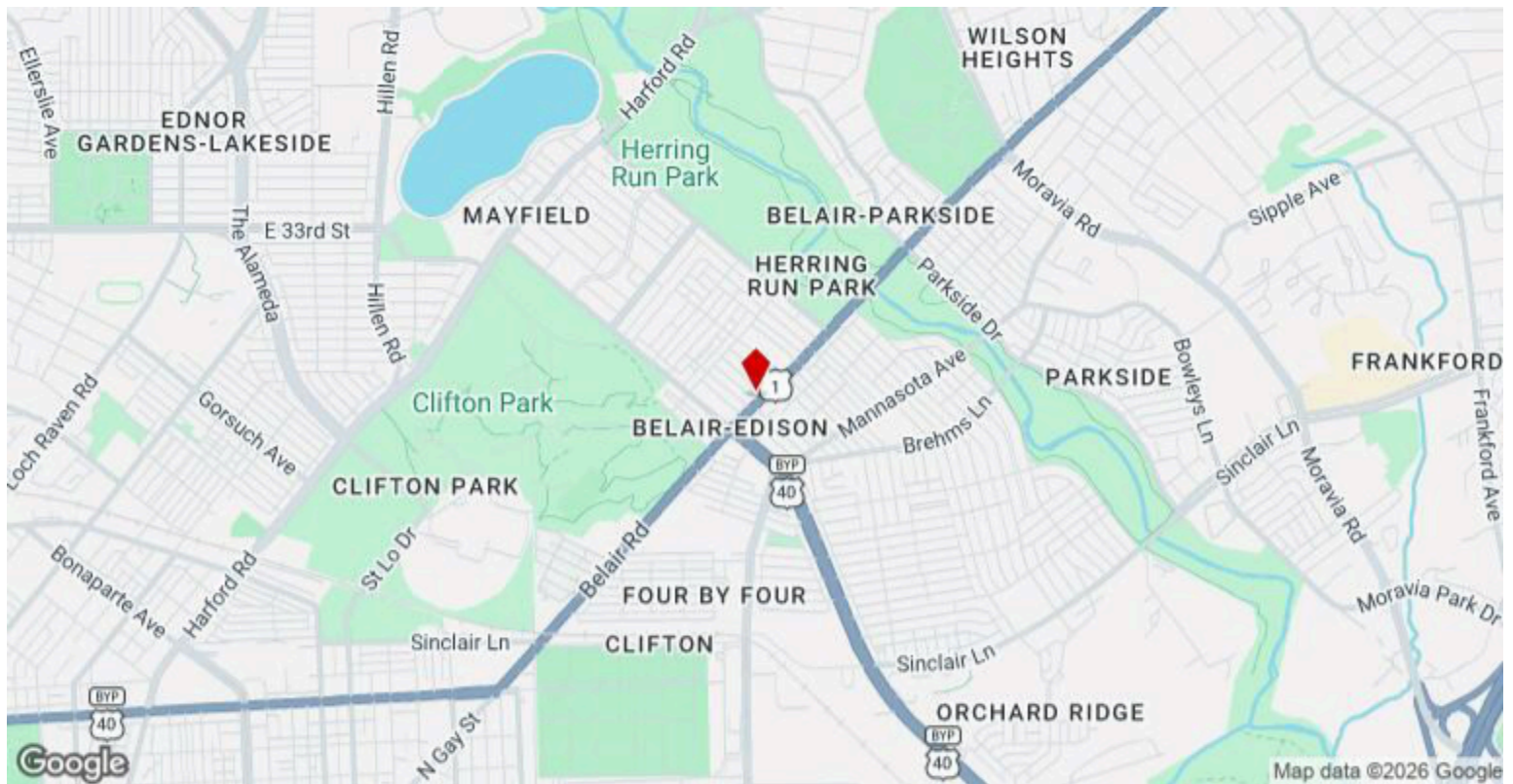
- Foot Traffic and Exposure
- Ample Parking Capacity
- Signage Opportunities

For more information visit:

<https://www.loopnet.com/Listing/3402-Belair-Rd-Baltimore-MD/40619955/>



Price:	\$747,000
Property Type:	Retail
Sale Type:	Investment or Owner User
Cap Rate:	9.00%
Gross Building Area:	4,661 SF
No. Stories:	1
Year Built:	1920
Zoning Description:	C-1
Walk Score ®:	80 (Very friendly)
Transit Score ®:	70 (Moderately friendly)



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**Property features a long-term lease with Bank of America for an ATM and an owner's suite to be offered vacant. The recently renovated owner's suite features: 7 offices, 2 larger group/counseling areas, a conference room, a lounge, a break room, a storage room, 4 restrooms and one with a shower**

#### **Property Highlights**

- Address: 3400-3402 Belair Road, Baltimore, MD 21213
- Total Building Size: 4,661 SF
- Property Type: Commercial Retail / Strip Center
- Strategic Positioning: Situated along a major thoroughfare, ensuring maximum exposure to the local consumer base.

#### **Amenities & Strategic Details**

- Traffic & Exposure: Benefit from high vehicle and foot traffic volume. Traffic Count: Approximately 21,500 Vehicles Per Day on Belair Rd
- Parking Capacity: Ample onsite parking available to support diverse business operations. 10 parking spaces in the rear with a private entrance and exit from the rear of the building. Ample street parking, accessible
  - by bus.
- Zoning: C-1 Classification, providing flexibility for a wide range of retail or business uses. (Buyer to verify intended use with Baltimore City).
- Accessibility: Conveniently located with quick access to I-695, I-95 and 895, downtown Baltimore, and major commuter routes.
- Signage: Excellent branding potential with building and front door signage.

#### **Investment Potential:**

This property is ideally configured for a variety of uses including retail storefronts, service-based businesses, or professional offices. The building's layout allows for an excellent Behavior Health company or multi- Office use. Leasing rates average between \$16-18 psf NNN for this type of space, creating either an owner's suite with Bank of America contributing toward your mortgage or a significant investment at a 9% cap.

## Property Photos

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Interior



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