

# SALE

## 4920 BELAIR RD

4920 Belair Rd Baltimore, MD 21206



**SALE PRICE**

**\$600,000**

**Omar Aizaz**

O: (301) 983-0200 | C: (410) 564-8445

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## **CONFIDENTIALITY AGREEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

Why CBC - Page 1

Property Summary

Complete Highlights

Property Description

Custom Page

Custom Page

## **10 LOCATION INFORMATION**

Regional Map

Aerial Map

4920 Belair Rd -Rent Roll 2-20-26.pdf (1)

Financial Summary

## **15 SALE COMPARABLES**

Demographics Map & Report

Advisor Bio 1

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals  
designated as commercial in dash as of  
12/31/24.

Presence in

**158 OFFICES,  
45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 4920 Belair Rd, Baltimore, MD. This 3,500 SF building, originally constructed in 1924 and meticulously renovated in 2017, offers 15 units designed for office use. Located in the vibrant Baltimore area and zoned R-5, this property presents a compelling opportunity for savvy investors seeking a strategic addition to their portfolio. With its rich history and modern upgrades, this property embodies the perfect blend of character and functionality. Don't miss out on the potential of this meticulously maintained and thoughtfully updated office building.

#### PROPERTY HIGHLIGHTS

- 3,500 SF office building
- 15 units
- Built in 1924
- Renovated in 2017

#### OFFERING SUMMARY

Sale Price:	\$600,000
Number of Units:	15
Lot Size:	5,106 SF
Building Size:	3,500 SF
NOI:	\$53,081.11
Cap Rate:	8.85%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	2,298	9,776
Total Population	2,272	6,119	24,156
Average HH Income	\$85,165	\$85,042	\$83,247

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## PROPERTY HIGHLIGHTS

- 3,500 SF office building
- 15 units
- Built in 1924
- Renovated in 2017
- Zoned R-5
- Prime Baltimore location



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### LOCATION DESCRIPTION

Located along Belair Road in northeast Baltimore, adjacent to the Ward 27 residential and commercial corridor near longstanding local businesses. 4920 Belair Road is strategically positioned along the highly traveled Belair Road (US Route 1) corridor in northeast Baltimore, providing exceptional visibility and accessibility. This corridor serves as a primary commuter route connecting Baltimore City to surrounding suburban communities and Baltimore County.



**Omar Aizaz**

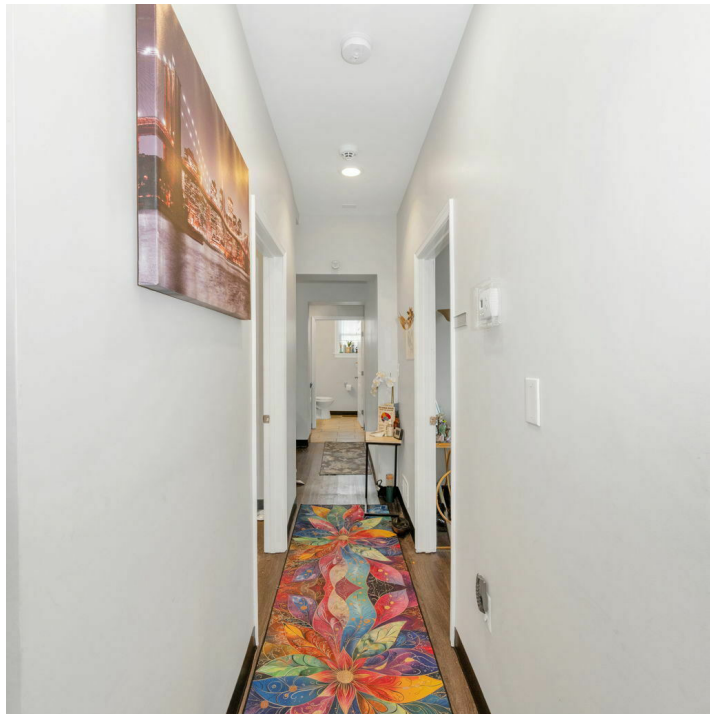
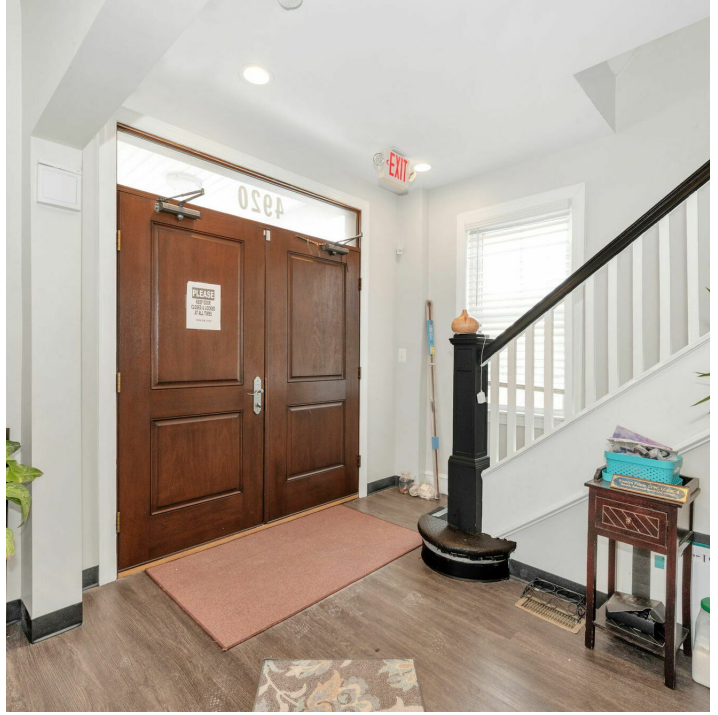
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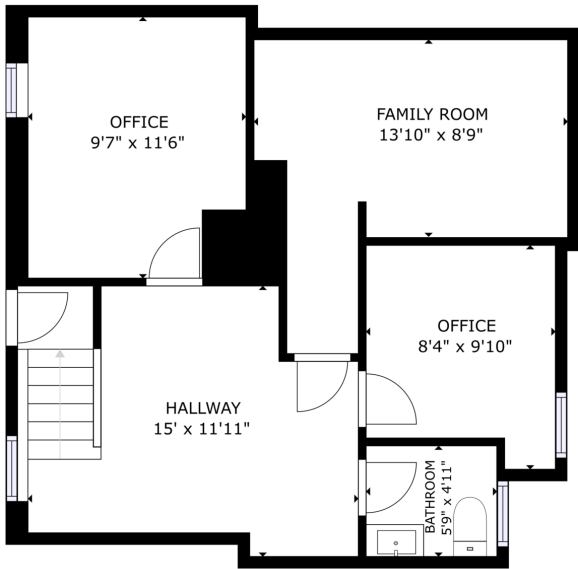
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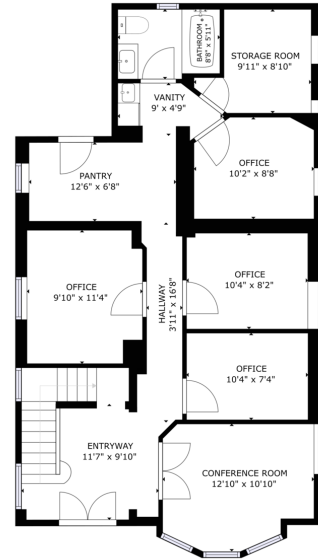
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# FLOOR PLAN

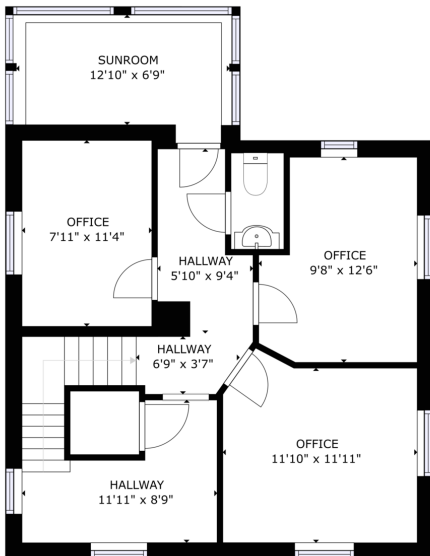
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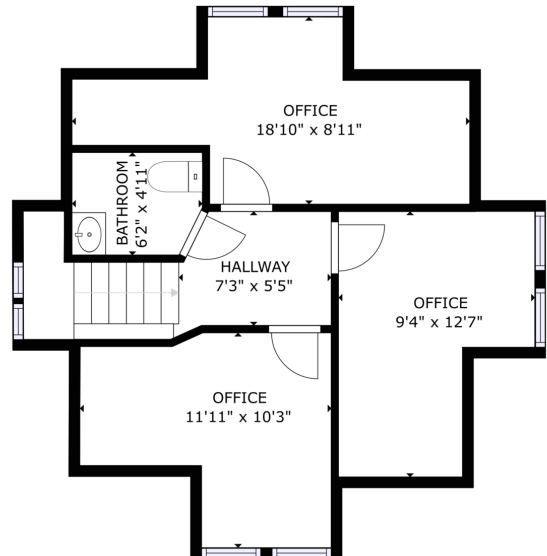
GROSS INTERNAL AREA  
FLOOR 1: 530 sq ft, FLOOR 2: 1014 sq ft, FLOOR 3: 739 sq ft, FLOOR 4: 416 sq ft  
TOTAL: 2679 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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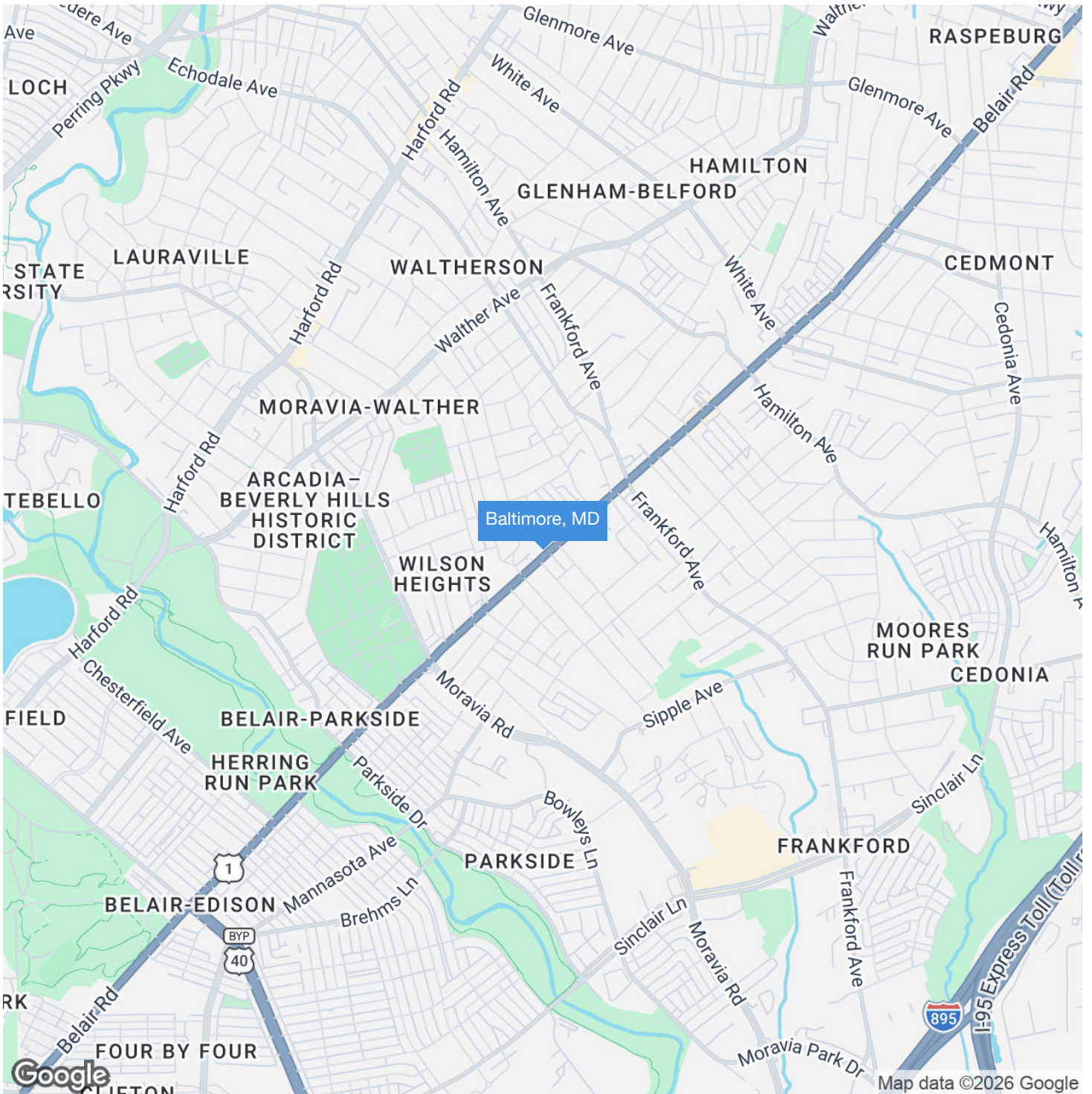


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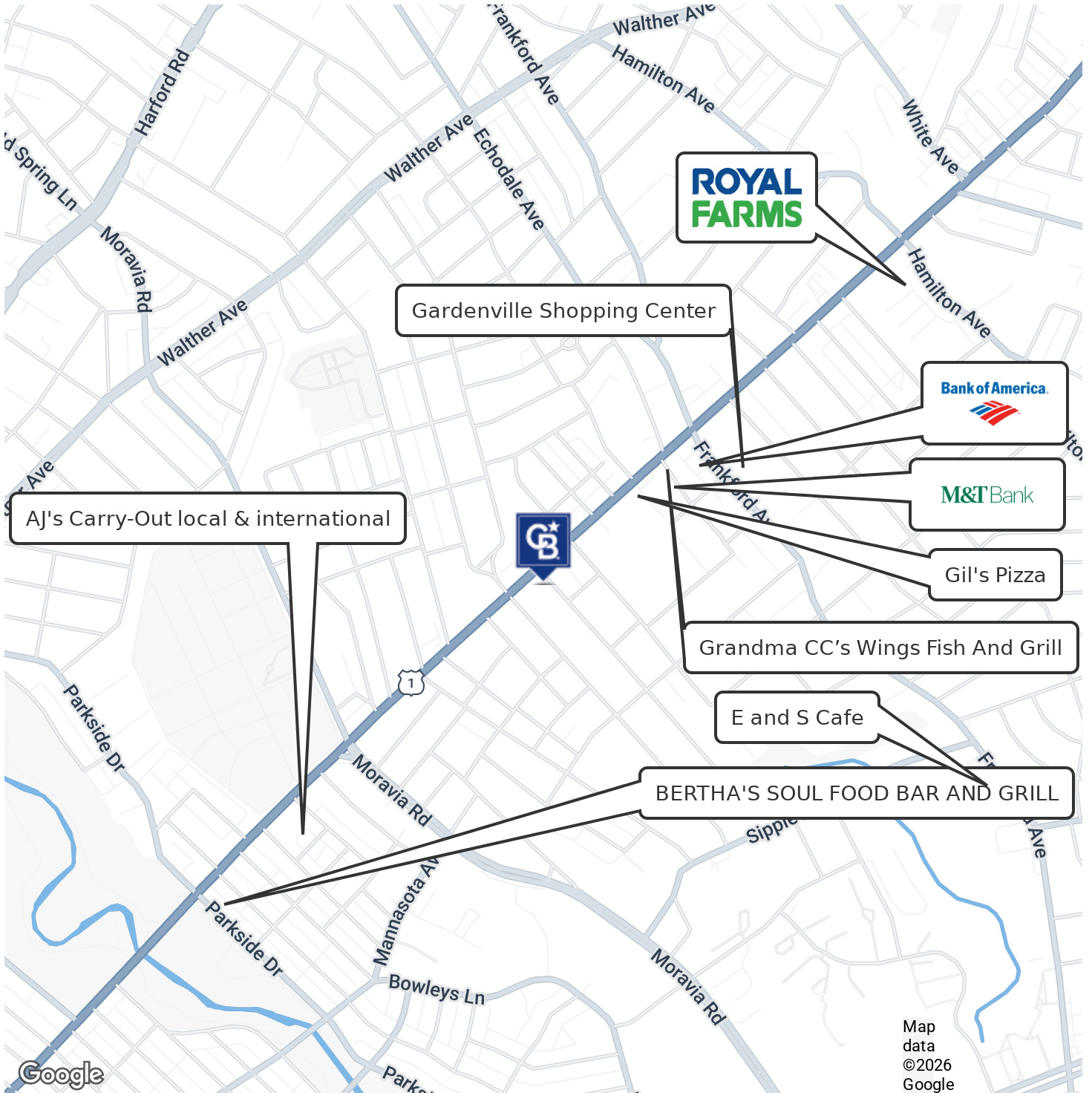
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**Rent Roll of 2/20/26**

**1st Floor:**

1A – rented - Serenity Behavioral Health, LLC

1B – rented - Serenity Behavioral Health, LLC

1C – rented - Perfected Medical Billing & Consulting Service, Inc.

1D – rented - Serenity Behavioral Health, LLC

1E – rented - Serenity Behavioral Health, LLC

**2nd Floor:**

2A – rented - Serenity Behavioral Health, LLC

2B – rented - Ibou Shipping, LLC

2C - rented - Serenity Behavioral Health, LLC

2D - \$550 - available

**3rd Floor:**

3A - rented - The Glass Door Project, Inc

3B - \$425 – available

3C - \$425 – available

**Lower Level:**

LL1 – rented - Serenity Behavioral Health, LLC

LL2 – rented - Serenity Behavioral Health, LLC

LL3 – rented - Serenity Behavioral Health, LLC

Serenity Behavioral Health, LLC - \$3875 (9 Units)

Perfected Medical Billing & Consulting Service, Inc. - \$550 (1 Unit)

Ibou Shipping, LLC - \$575 (1 Unit)

The Glass Door Project, Inc - \$375 (1 Unit)

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## INVESTMENT OVERVIEW

Price	\$600,000
Price per SF	\$171
Price per Unit	\$40,000
CAP Rate	8.85%

## OPERATING DATA

Gross Scheduled Income	\$64,500
Net Operating Income	\$53,081

## FINANCING DATA

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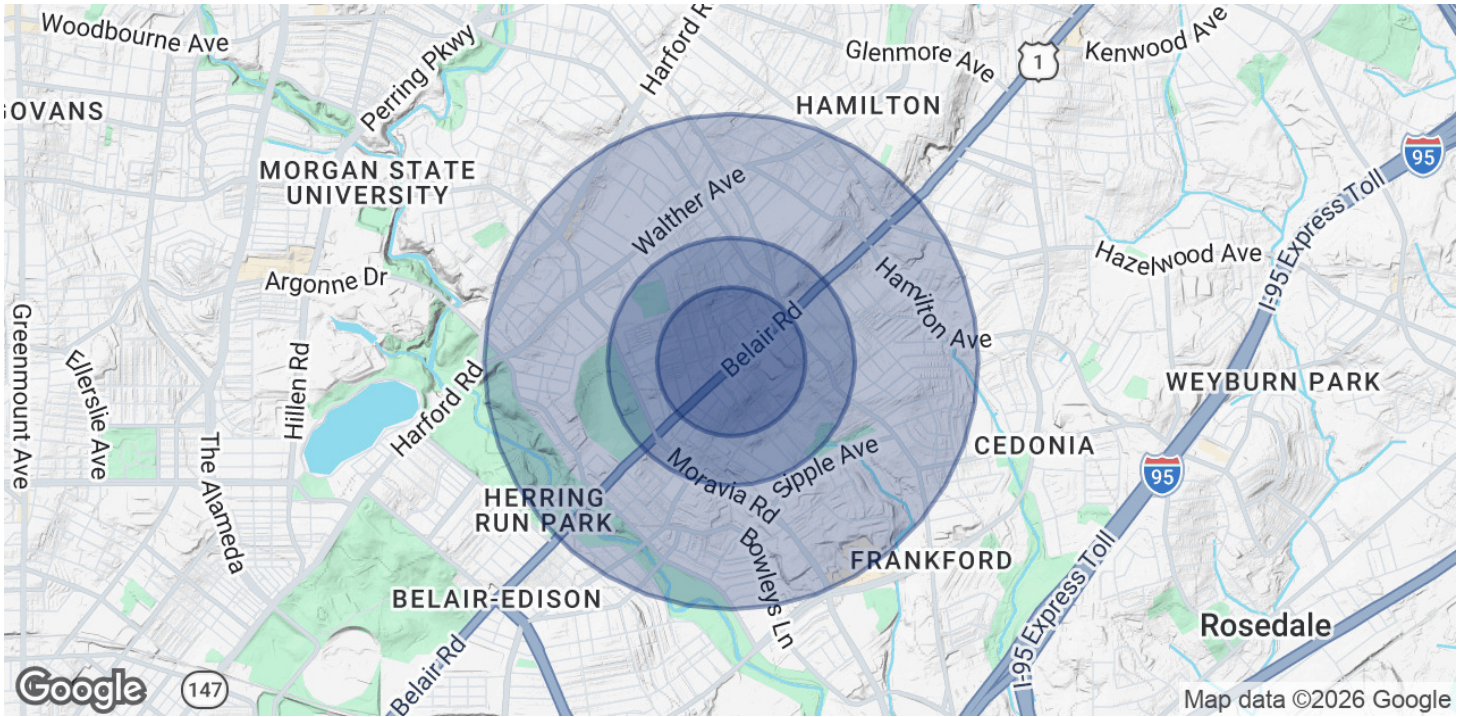


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,272	6,119	24,156
Average Age	39	40	41
Average Age (Male)	38	39	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	2,298	9,776
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$85,165	\$85,042	\$83,247
Average House Value	\$203,957	\$203,680	\$200,666

Demographics data derived from AlphaMap

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## OMAR AIZAZ

Commercial Real Estate Broker

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Direct: (301) 983-0200 | Cell: (410) 564-8445

MD #575005 // DC #BR40000074 / VA #225248491

### PROFESSIONAL BACKGROUND

Omar Aizaz is a dedicated commercial real estate professional specializing in investment sales and tenant representation across the Washington D.C. metropolitan region. Since entering the industry in 2015, Omar has developed a strong track record in both retail and medical office investment sales, as well as industrial (flex), office, and medical office tenant representation.

Omar began his real estate career with an independent family agency focusing on Residential luxury agent specializing in Howard and Baltimore County. He gravitated towards retail leasing and property management within the Baltimore, D.C marketplace. Omar has had great success in actively managing & leasing over 500,000 Sq. Ft of Mixed Office and Retail space in the Baltimore and Fairfax area. He also has experience in hospitality management and Landlord & tenant relations. He is skilled in collaborating with different members to achieve business and financial objectives. Omar takes pride in helping Commercial investors reach their active goals.

Originally from Baltimore, he currently resides in North Potomac with his wife and 2 young children. Omar brings an insider's perspective to the rapid growth and transformation of the metropolitan area. Today, he is proud to be a part of Coldwell Banker Commercial with the Terra Advisory Group, where he partners with his associate to deliver market expertise and strategic insight. The team provides comprehensive services including buyer and seller representation, landlord and tenant advisory, and development consulting across Washington D.C., Maryland, and Northern Virginia.

Omar's background as a former VP and Senior Small business Manager and an MBA from Frostburg State in Management has instilled in him a strong sense of discipline, integrity, and client-first mindset. He is especially passionate about supporting underserved communities and helping clients navigate the complexities of commercial real estate with confidence and clarity.

#### Coldwell Banker Commercial Realty

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