

3400-3402 Belair Road

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Presented By:
Berkshire Hathaway HomeServices Homesale Realty

3402 Belair Rd, Baltimore, MD 21213



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Property Details

High-Visibility Commercial Strip Center – 3400-3402 Belair Road- Recently reduced!

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.

The 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.

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.

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 excellent use by a Behavioral Health company or medical office. 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 10.39% cap.

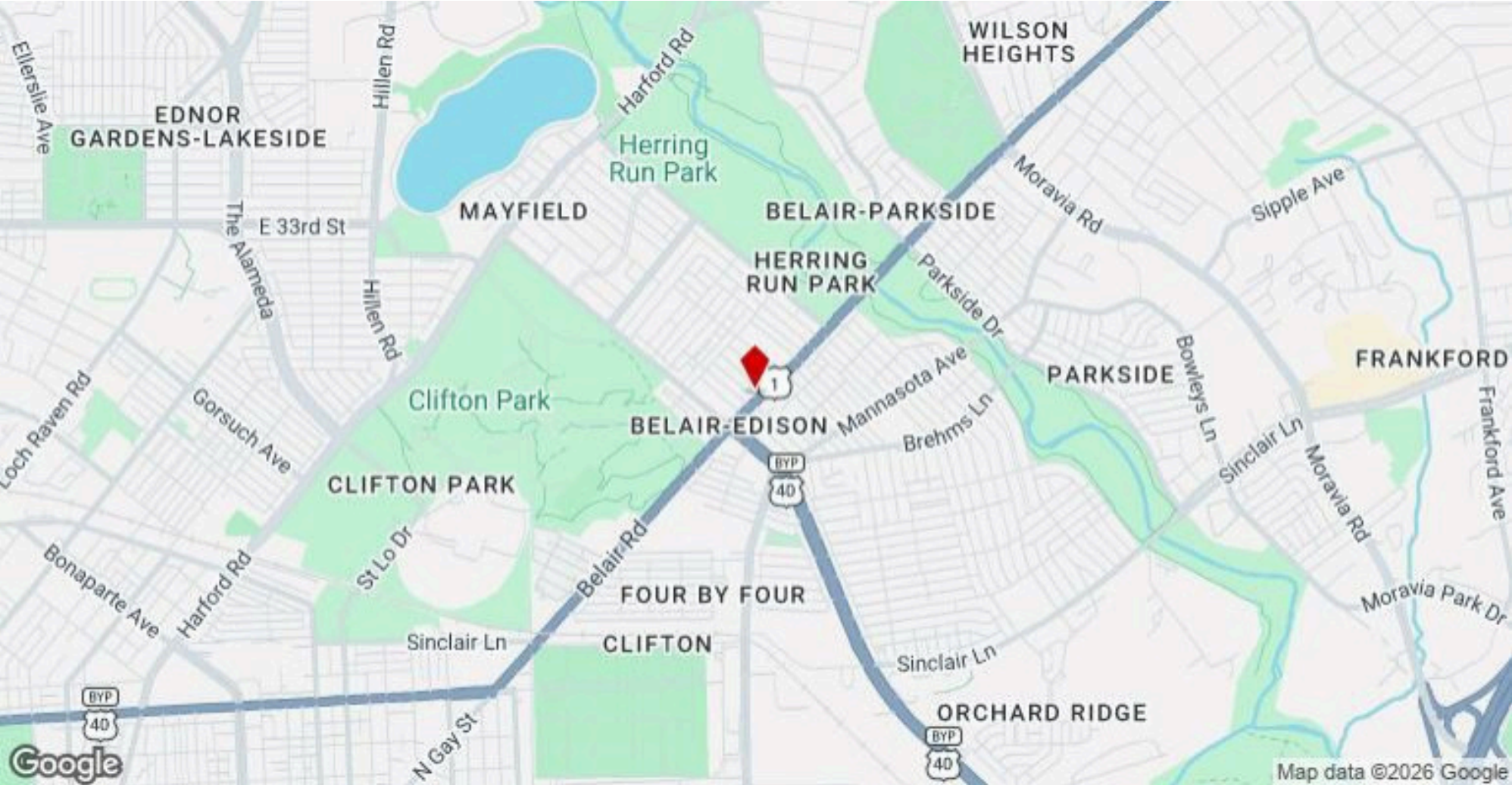
Price:	\$619,000
Property Type:	Retail
Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	10.39%
Gross Building Area:	4,661 SF
No. Stories:	1
Year Built:	1920
Tenancy:	Multi
Zoning Description:	C-1
APN / Parcel ID:	4154-075
Walk Score ®:	80 (Very friendly)
Transit Score ®:	70 (Moderately friendly)

View the full listing here: <https://www.loopnet.com/Listing/3402-Belair-Rd-Baltimore-MD/40619955/>

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Location



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Property Photos



Exterior of Building



Interior

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Property Photos



Interior



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