

FOR SALE

4101 WILKENS AVE.

BALTIMORE, MD 21229

OFFERED AT
\$250,000



PROPERTY OVERVIEW

THIS SALE IS CONTINGENT COMPLETION OF A SUB-DIVISION.

The 545 S.F. structure sits on about 6,200 SF of BL zoned property and formerly functioned as a carry-out crab shack and is currently under lease with a deli/convenience store operator.

The building consists of a front customer service area with the potential for a table or two and/or a countertop. The rear of the building houses the grill area (hood in place with an ansil system needed); a three compartment sink; an area/rough-in for a wash sink; a walk-in cooler (with a brand new compressor ready for installation) and more. There is also a powder, rear entrance, and plenty of glass in the front of the building.

Current tenant is completing all improvements.

This building may be purchased separately or together with the two story building next door. Both buildings have been completely remodeled extensively except for the two basement spaces of the main building that are still in shell condition. The remodel includes all new electric, HVAC, plumbing, walls, floor covering, lighting and more.

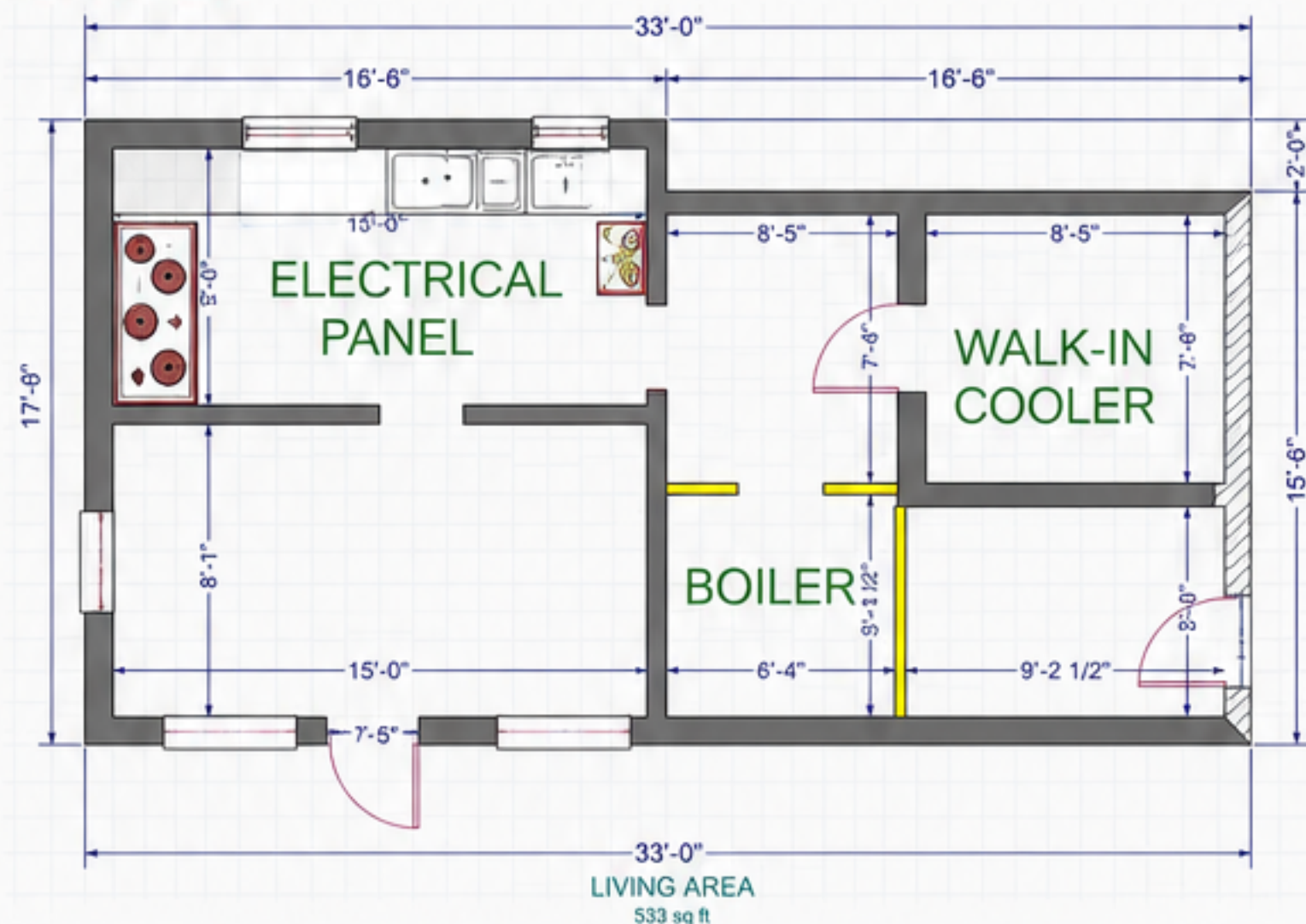
Purchase one building or both. High cap rate.

The property sits directly on Wilkens Ave. in Baltimore County close to the city line and a short distance to St. Agnes Hospital just one mile inside the beltway.

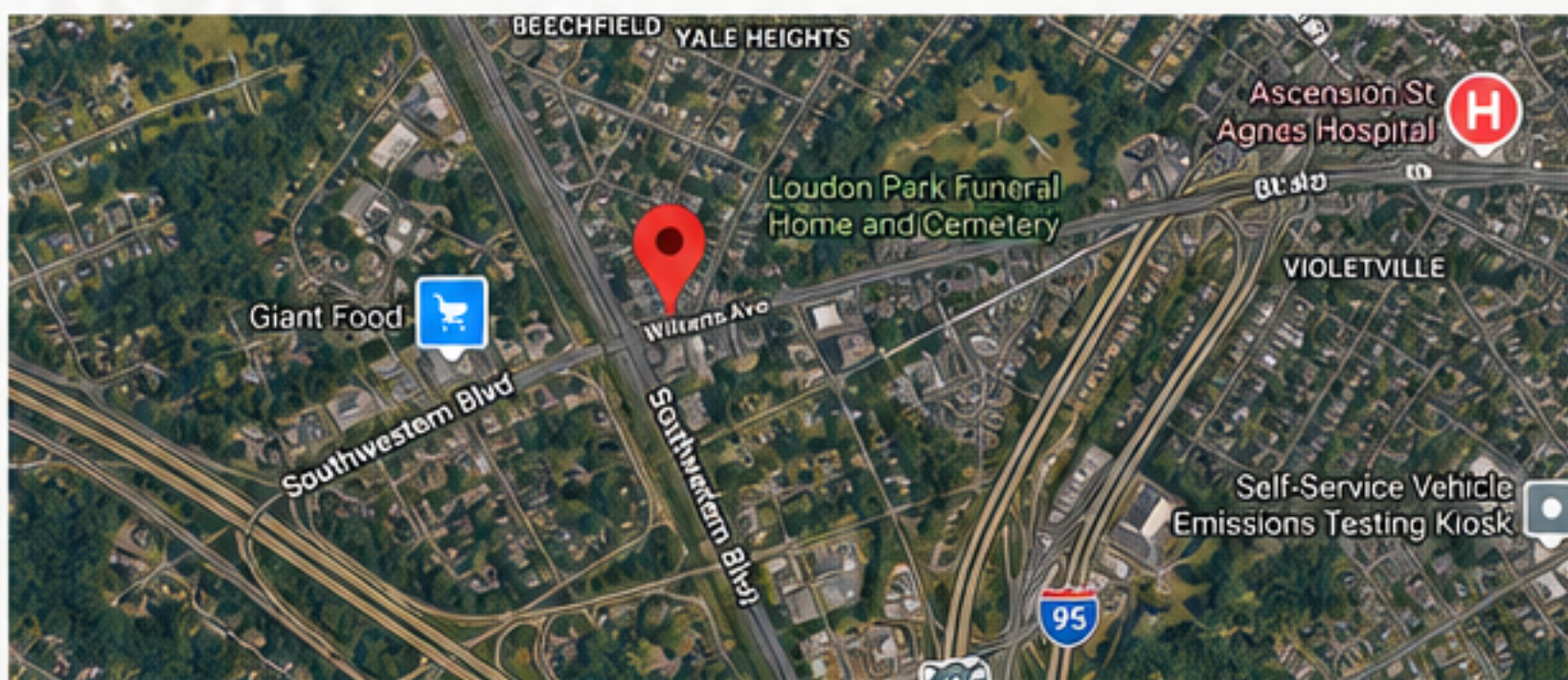
PROPERTY HIGHLIGHTS

- ✓ 545 SF Building
- ✓ Approx. 6,200 SF Lot
- ✓ BL Zoning
- ✓ Currently Leased (Deli / Convenience Store)
- ✓ Walk-In Cooler (New Compressor Ready)
- ✓ Hood in Place (Ansil System Needed)
- ✓ Three Compartment Sink
- ✓ Rear Entrance & Powder Room
- ✓ Plenty of Front Glass for Visibility
- ✓ Extensively Remodeled (New Electric, HVAC, Plumbing, Walls, Flooring, Lighting & More)
- ✓ One Mile Inside the Beltway
- ✓ Close to St. Agnes Hospital

FLOOR PLAN



LOCATION MAP



SAM TANNER

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kw FLAGSHIP

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THE ENTRUSTED GROUP

TREATING EVERY CLIENT LIKE FAMILY AND EVERY PROPERTY LIKE OUR OWN