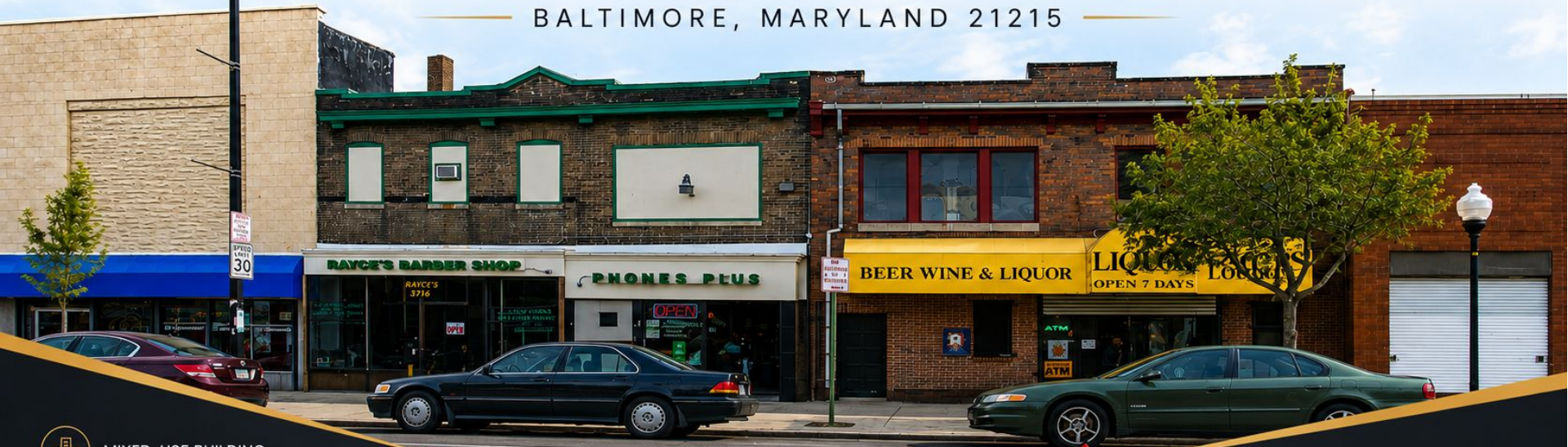


OFFERING MEMORANDUM

5136 PARK HEIGHTS AVE

BALTIMORE, MARYLAND 21215



MIXED-USE BUILDING



HIGH VISIBILITY LOCATION



GREAT INVESTMENT OPPORTUNITY



VALUE-ADD POTENTIAL

OFFERED AT

\$225,000



EXCLUSIVELY PRESENTED BY:
THE ENTRUSTED GROUP
of Keller Williams Flagship

☎ 443-618-2585

✉ samtannerkw@gmail.com

🌐 TheEntrustedGroup.KW.com

TREATING EVERY CLIENT LIKE FAMILY AND EVERY PROPERTY AS OUR OWN

PROPERTY DESCRIPTION

INCREDIBLE OPPORTUNITY IN PARK HEIGHTS 4,816 SF MIXED-USE BUILDING | C-1 ZONING

This expansive 4,816 square foot, two-story building offers exceptional versatility and untapped potential. Created by combining 5136 and 5138 Park Heights Avenue, the structure boasts a generous 35' frontage and extends 80' deep.

Zoned C-1, this property allows for a wide variety of permitted uses including, but not limited to:

- Child or adult day care
- Home occupation or residential care facility
- Place of worship
- Animal clinic
- Art gallery or studio
- Financial institution
- Health and fitness center
- General office space
- Personal service establishment
- Retail or restaurant
- And many other permitted uses

Whether you're looking to operate your business on the first floor and live upstairs, lease out the second floor, or rent both levels for income, the flexible layout supports a range of investment or owner-user strategies.

And the timing couldn't be better; Park Heights is on the rise. The State of Maryland now owns the Pimlico Racetrack and is transforming it into a year-round destination for festivals, concerts, and events. This large-scale redevelopment is expected to spark dramatic growth and revitalization in the surrounding area. Seize this opportunity to invest ahead of the curve before prices take off.



INVESTMENT HIGHLIGHTS



LOCATED IN AN UP AND COMING NEIGHBORHOOD
Surrounded by growth and revitalization



HIGH STREET VIEW VISIBILITY
Prominent frontage on Park Heights Avenue



10,000+ CAR TRAFFIC DAILY
Excellent exposure and accessibility



FLEXIBLE MIXED-USE POTENTIAL
Ideal for investors, owner-users, or developers



STRATEGIC LOCATION
Near major redevelopment at Pimlico Racetrack and new community investment

SALE CONDITIONS



**DEFERRED
MAINTENANCE**



**HIGH VACANCY
PROPERTY**



**REDEVELOPMENT
PROJECT**



**BUILDING IN
SHELL CONDITION**

LOCATION OVERVIEW

Strategically positioned along Park Heights Avenue, the property benefits from strong daily traffic exposure, convenient access to surrounding Baltimore neighborhoods, and proximity to significant investment surrounding the Pimlico redevelopment.



PIMLICO REDEVELOPMENT

Major redevelopment/investment occurring nearby.



NEARBY NEIGHBORHOODS

Pimlico, Arlington, Cylburn, Mount Washington



NEARBY AMENITIES

Retail, restaurants, grocery, healthcare, schools, and transit



PROPERTY PHOTOS

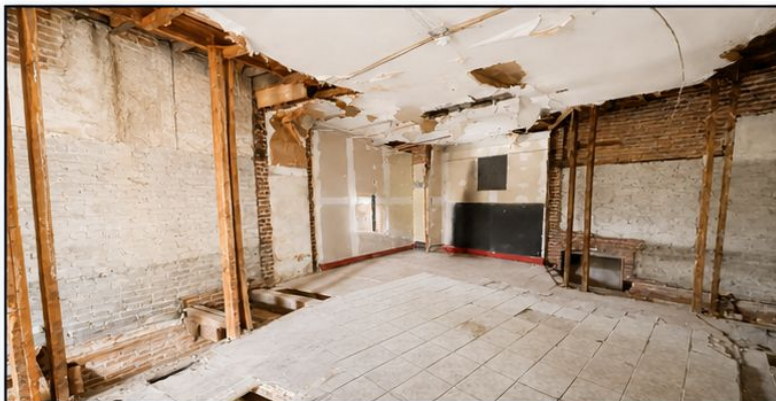
FIRST FLOOR



PROPERTY PHOTOS



UPSTAIRS



5136 PARK HEIGHTS AVE | BALTIMORE, MD 21215

THANK YOU

FOR VIEWING THIS PROPERTY

For more information or to schedule a private showing, please contact us.



SAM TANNER
COMMERCIAL REAL ESTATE ADVISOR



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