



The Diversified Income Asset

A TURNKEY MIXED-USE PORTFOLIO

4101 Wilkens Avenue, Millersville, MD

Commercial & Residential Real Estate | Keller Williams Flagship of Maryland



Investment Snapshot

\$14,000+

Projected Monthly Gross Income



Mixed-Use Portfolio

Commercial Main +
Residential Upper +
Commercial Lower +
Detached Retail



Turnkey Renovation

100% New Systems
(HVAC, Plumbing,
Electric)



Lease Status

3 Spaces Currently
Leased | 2 Leases
"In the Works"

The Heavy Lifting is Done

Major capital expenditure projects have been completed, ensuring minimal immediate maintenance costs for the incoming owner.

- ✓ **HVAC:** 100% All New Systems
- ✓ **Plumbing:** 100% All New Plumbing
- ✓ **Electric:** 100% All New Electrical Wiring

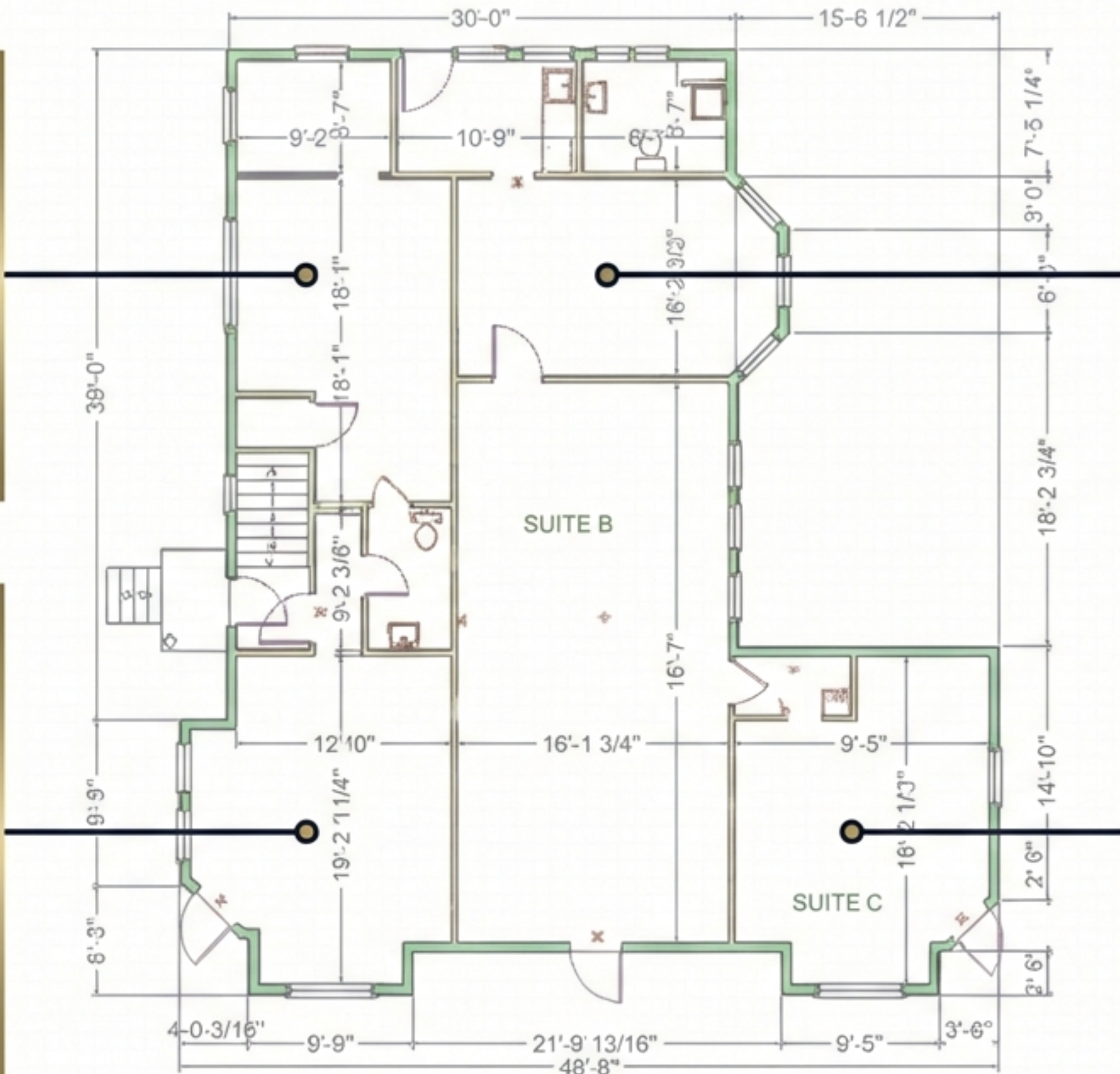


New mechanicals and utility installations.

Multiple Revenue Streams, One Location

**Zone A:
Main Level
Commercial**

3 Finished Suites
(Completely
Remodeled)



**Zone B:
Upper Level
Residential**

Modern Living
Space (Completely
Remodeled)

**Zone C:
Lower Level
Commercial**

2 Spaces (Value-
Add Opportunity /
Shell Condition)

**Zone D:
Detached
Asset**

500 SF Standalone
Building
("Former Crab
Shack")

1ST FLOOR PLAN

Anchored by Institutional Demand

Strategic proximity to medical and educational hubs ensures consistent vacancy coverage.

- 1. Medical Demand:**
St. Agnes Hospital (Staff & Professional demand).
- 2. Educational Demand:**
UMBC & CCC (Student & Faculty demand).
- 3. Commuter Access:** Located just one mile from I-695.



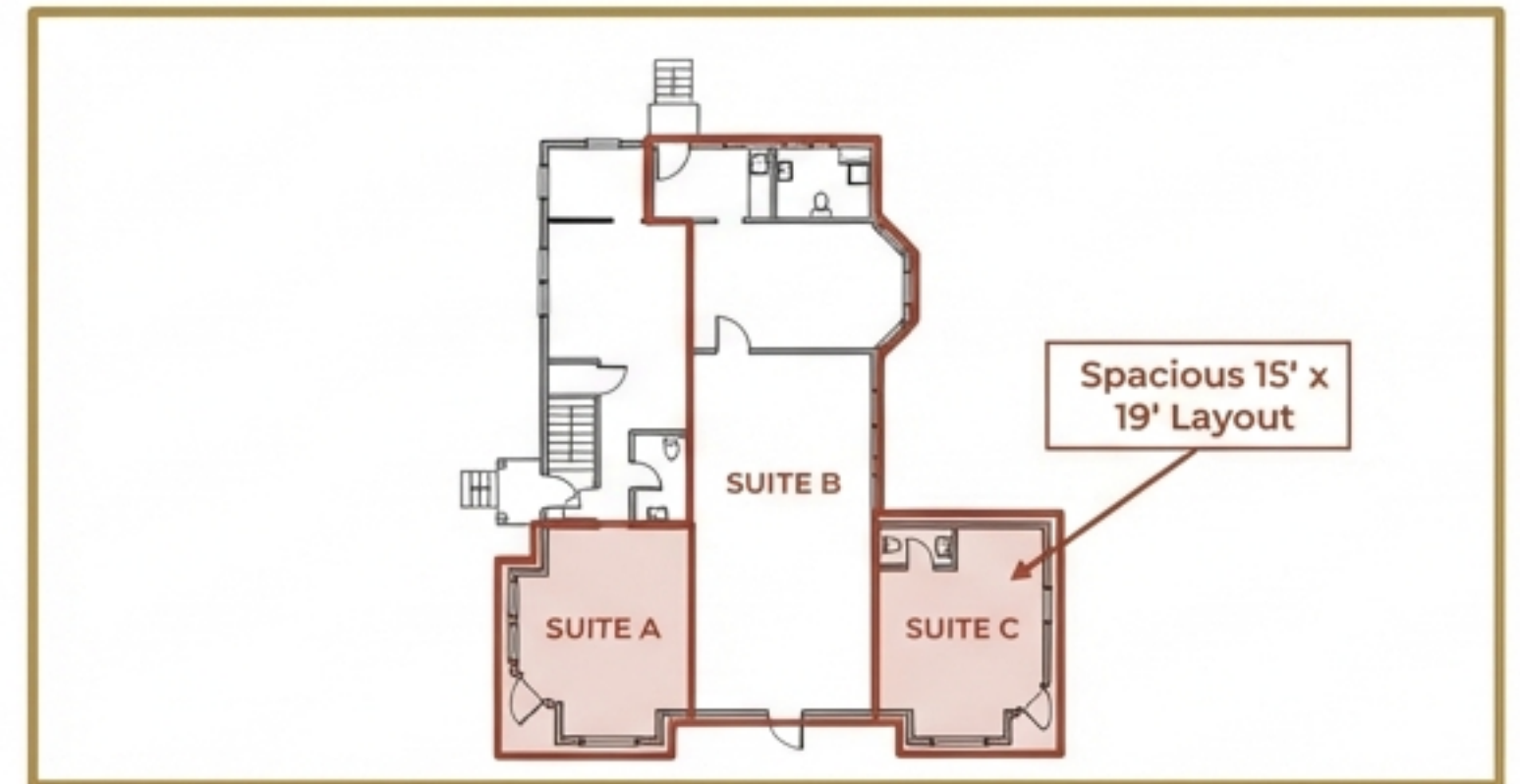
1 Mile to I-695

Zone 1: Turnkey Commercial Suites

Three distinct commercial spaces completely remodeled and ready for tenant fit-out or immediate occupancy.



- Three distinct, remodeled spaces ready for tenant fit-out.
- Refinished hardwood floors.
- Neutral commercial-grade paint.
- Modern lighting fixtures.



Zone 2: Modern Residential Living

Completely renovated residential space blending classic architecture with modern comforts.



High-finish quality commands premium market rents.

INCOME POTENTIAL & LEASE STATUS

\$14,000 / Month

(Projected Gross Income)

ACTIVE

3 Spaces Currently
Under Lease

PENDING

2 Leases
“In the Works”

UPSIDE

Basement Shells +
Detached Retail
Future Growth

Value-Add Opportunity: The Lower Level

Two Commercial Spaces in Shell Condition.

Currently in shell condition, these spaces offer a blank canvas ready for custom tenant build-out or value-add renovation to immediately increase total equity and rental roll.



Bonus Asset: The Standalone Structure



500 SF Commercial Building

- Separate Utilities
- High Visibility Frontage
- Ideal for niche retail, food service takeaway, or specialized service.

Secure This Portfolio Asset

Contact us today for full rent rolls and to schedule a private tour.

Sam Tanner

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