



FOR SALE

19 COCKEYSVILLE ROAD

COCKEYSVILLE, MARYLAND 21030



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

FREDERICK W. HEARN | 410.494.4868 | FHEARN@MACKENZIECOMMERCIAL.COM

DESCRIPTION OF THE PROPERTY

The subject property is improved by an existing one and two-story masonry office and storage complex containing approximately 10,077 square feet of gross building area.

The subject improvement was constructed about 1981 and appears to be in average condition.

The subject improvement features eight small office units that range in size from approximately 200 square feet to 630 square feet. The office units typically feature average quality interior finishes. The interior floor plans of each unit vary but each features a small restroom. The units features electric baseboard heat and are cooled by window air conditioning units.

In addition to the office units are 18 storage units. The storage units are neither heated nor cooled and are accessed by roll up steel garage doors.

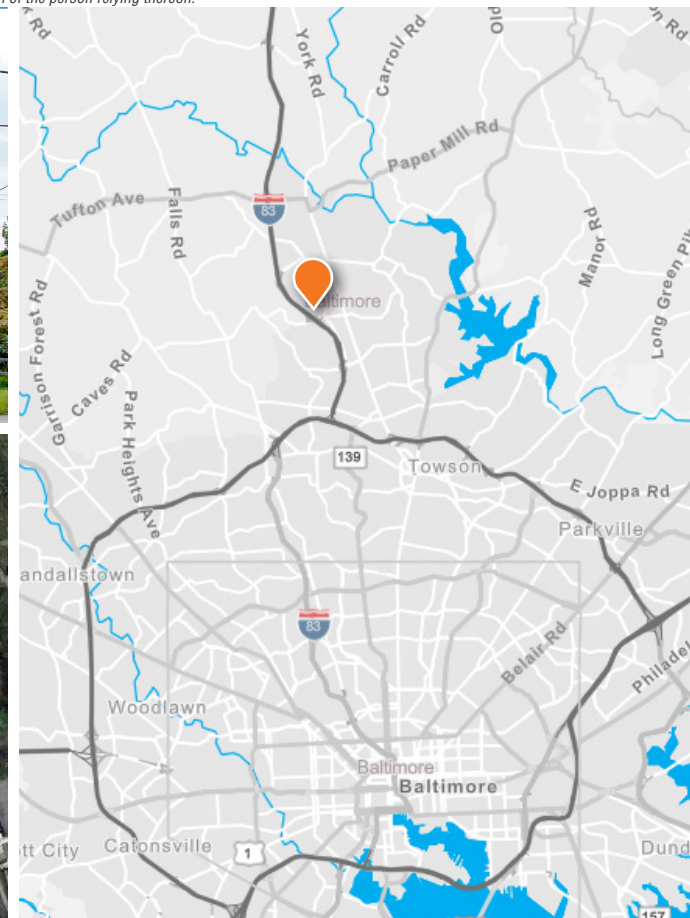
There is a resident manager's apartment located on the second floor of the complex. The apartment features average finishes and features a living room, kitchen with laundry, two bedrooms and a full bath.

On site items include macadam and concrete paving and existing landscaping.

2015 Real Estate Taxes: \$11,091.00

SALE PRICE IS \$925,000 IN FEE SIMPLE.

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and all such information is submitted subject to errors, omissions, or changes in conditions, prior sale, lease or withdrawal without notice. All information should be verified to the satisfaction of the person relying thereon.



BUILDING SKETCH

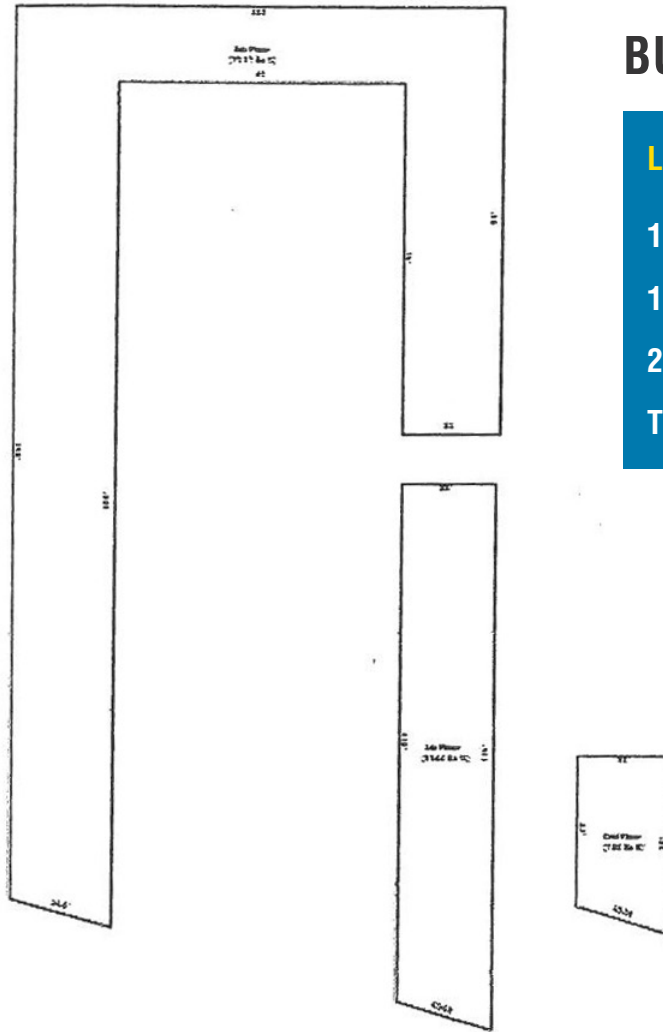
LIVING AREA

1st Floor.....2,268 sf

1st Floor.....7,117 sf

2nd Floor.....768 sf

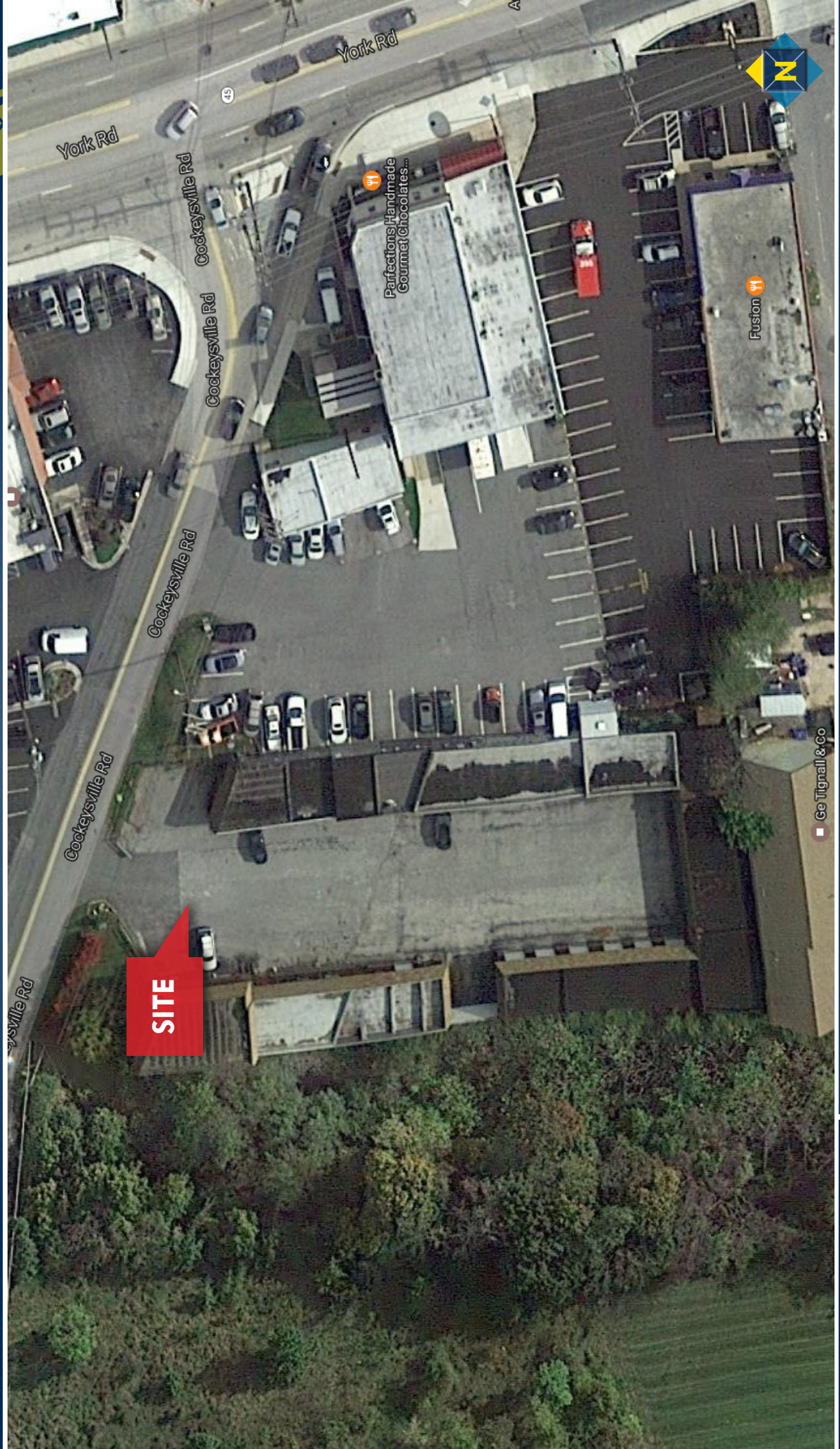
Total.....10,077 sf





BIRDSEYE

19 COCKEYSVILLE ROAD | COCKEYSVILLE, MD 21030

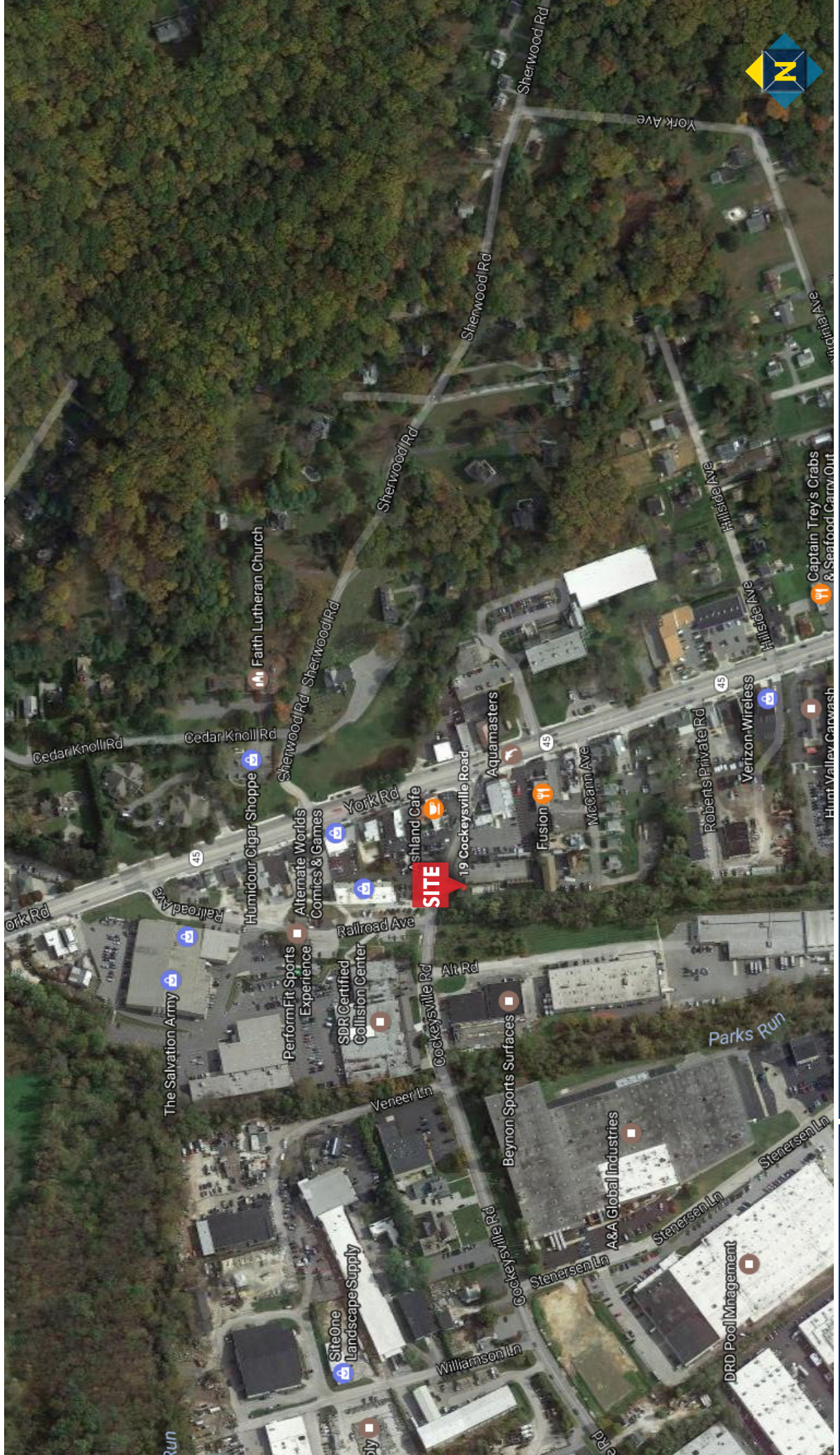


SITE



TRADE AREA

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| | |
|--|---|
| Total Site Size: | The land area of the property is 18,450 square feet (0.42 acre) more or less per Assessment record. |
| Legal Description: | The property is located on a plat prepared by the Maryland Department of Assessment and Taxation, identified as Tax Map 42, Grid 22, Parcel 244. |
| Surrounding Land Uses: | All adjacent land uses are limited to commercial and industrial uses. |
| Easements, Covenants and Encroachments: | The property is encumbered by typical easements and right-of-ways which do not affect its utility. |
| Frontage and Visibility: | The subject features 111 feet of frontage on the south side of Cockeysville Road. The parcel has average visibility. |
| Roads and Access: | Ingress and egress to the property is from a curb cut from Cockeysville Road into a macadam paved parking lot. The property features ample surface parking for vehicles. |
| Shape and Topography: | The outline of this tract of land is largely rectangular in shape and requires four courses and distances to describe it by metes and bounds with the average dimensions of approximately 111 feet by 166 feet. Topographically, the land is level to gently sloping at the front property line and meets Cockeysville Road at grade. |

PROPERTY ZONING

The present zoning of the subject property is indicated on a map located in the Zoning Department of Baltimore County as a **combination of commercial (BL-AS) and industrial (ML-IM)**.

A **(BL) classification** is a business local district that allows for small scale commercial use dealing mainly with local residents to meet their daily shopping needs. The additional designation of (AS) allows for automotive related uses. Permitted uses in a (BL) district include barber shops and hair salons. Residences including residences in a commercial building are permitted in a (BL) district. The current use of the subject as a retail auto service station with fuel sales is a permitted use in a (BL-AS) district.

An **(ML) zoning** is an industrial classification that allows light scale industrial uses. Permitted uses in a (ML) zone include but are not limited to automobile assembly, drug manufacturing, carpet cleaning, metal stamping, research institutes, laboratories, offices, wood products manufacturing, construction equipment storage, warehouse, volunteer fire company, and neighborhood car rental agencies.

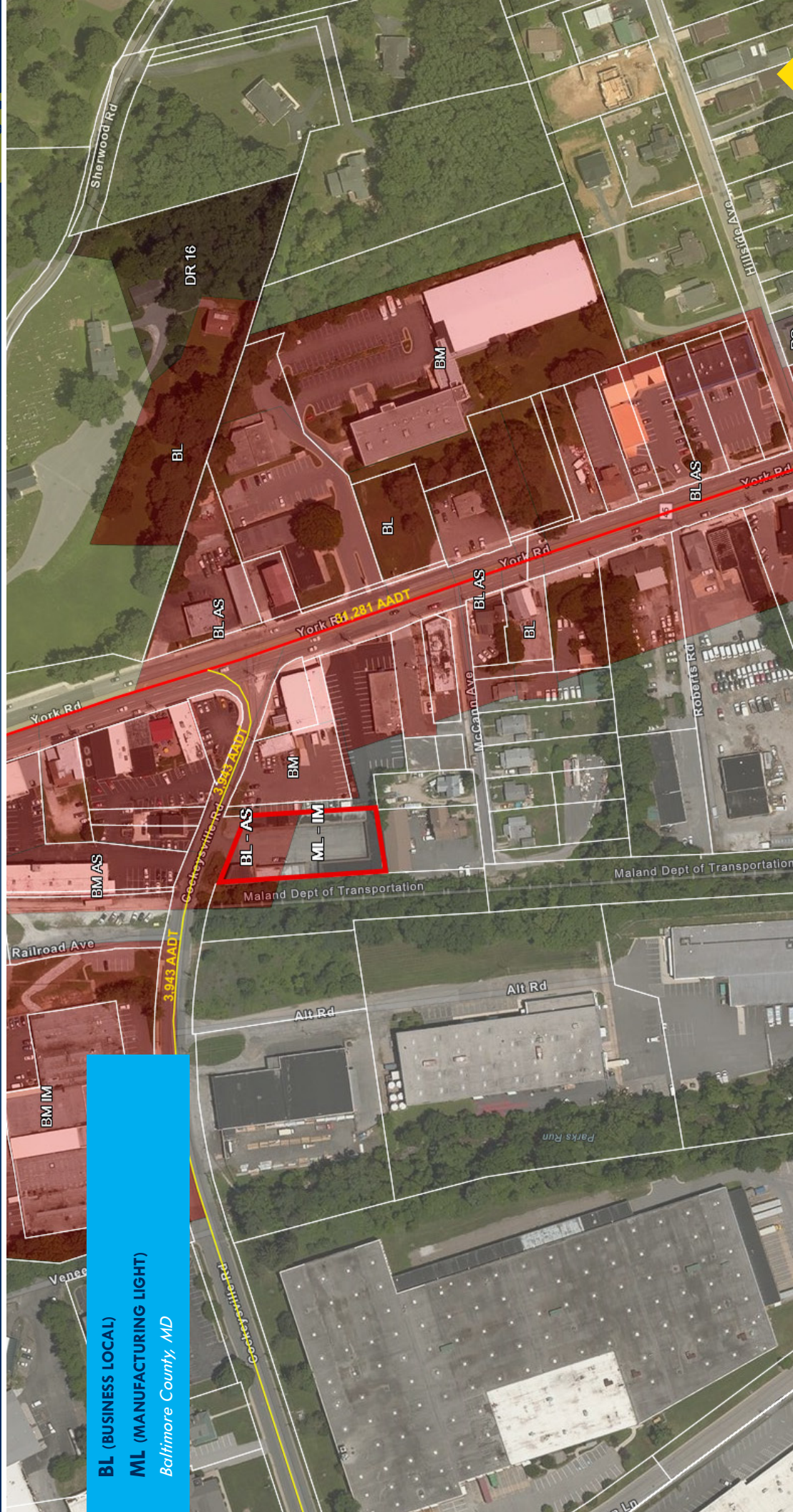
The suffix of **(IM)** is a further refinement for industrial districts that is applied only to areas containing 100 acres or more of land zoned for industrial use, undivided by expressways.



ZONING

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BL (BUSINESS LOCAL)
ML (MANUFACTURING LIGHT)
Baltimore County, MD



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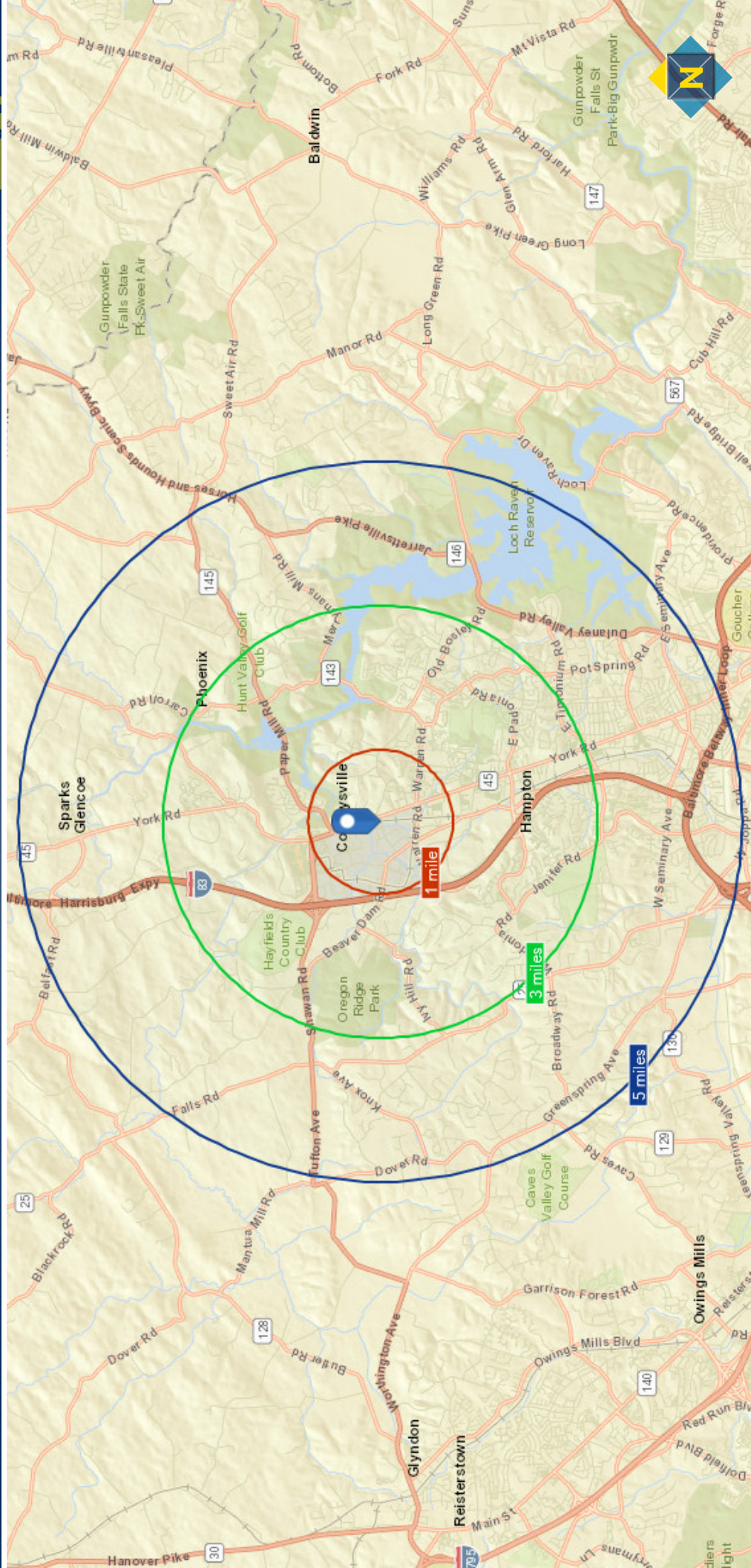
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DEMOGRAPHICS

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| | RESIDENTIAL POPULATION | MEDIAN AGE | NO. OF HOUSEHOLDS | AVG. HOUSEHOLD INCOME | DAYTIME EMPLOYEES |
|---------|------------------------|------------|-------------------|-----------------------|-------------------|
| 1 MILE | 2,907 | 45.3 | 1,251 | \$99,659 | 19,854 |
| 3 MILES | 42,839 | 42.3 | 18,631 | \$99,437 | 53,854 |
| 5 MILES | 76,935 | 45.0 | 31,441 | \$121,062 | 76,346 |



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STORAGE UNIT SIZES & PRESENT RENT/MONTH

| Storage Unit | Square Footage | Rent | Storage Unit | Square Footage | Rent |
|--------------|----------------|------------------|--------------|----------------|-----------|
| 1 | 200 | Part of H | 11 | 240 | \$165.00 |
| 2 | 200 | | 12 | 570 | \$300.00 |
| 3 | 200 | | 13 | 250 | \$165.00 |
| 4 | 200 | \$125.00 | 14 | 190 | Vacant |
| 5 | 200 | \$100.00 | 15 | 218 | \$150.00 |
| 6 | 180 | \$165.00 | 16 | 250 | \$150.00 |
| 7 | 480 | Family | 17 | 218 | \$150.00 |
| 8 | 230 | \$165.00 | 18 | 218 | Family |
| 9 | 250 | \$165.00 | 19 | 200 | Vacant |
| 10 | 250 | \$155.00 | 20 | 280 | Part of E |

Size of units haven't been verified.

OFFICE SIZES & PRESENT RENT/MONTH

| Office Unit | Square Footage | Rent |
|-------------|----------------|----------|
| A | 405 | \$575.00 |
| B | 306 | Vacant |
| C | 270 | \$350.00 |
| D | 306 | \$375.00 |
| E | 630 | Vacant |
| F | 252 | \$450.00 |
| G | 200 | Vacant |
| H | 400 | \$550.00 |

Apartment/Office and two car garage family occupied - \$1,200.0 per month estimate FMR

NOTES:

1. There are no active written leases. All tenants are month-to-month.
2. There are eight units with security deposits.
3. Office units are separately metered for utilities and electric.
4. Storage units have lights only on owner's public meter.
5. Property is managed and occupied by member of family.
6. Historically the operating expenses have averaged around \$33,000 with family manager.
7. No auto repair or other repair work allowed. Units are primarily used for storage.

STREET VIEW

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This Offering Memorandum has been prepared by MacKenzie Commercial Real Estate Services, LLC, and has been reviewed by the Seller. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors which, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents are described in summary form and do not purport to be complete nor necessarily accurate descriptions of the full agreements involved; nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, LLC, or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller and MacKenzie Commercial Real Estate Services, LLC expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services, LLC is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of MacKenzie Commercial Real Estate Services, LLC, and may be used only by parties approved by MacKenzie Commercial Real Estate Services, LLC. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to MacKenzie Commercial Real Estate Services, LLC and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of MacKenzie Commercial Real Estate Services, LLC and Seller.