

FOR SALE

Baltimore County, MD

TWO
CONDOMINIUM
UNITS LEASED
TO LONG-TERM
MEDICAL
TENANTS

40 YORK ROAD

TOWSON, MD 21204



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FOR SALE

Baltimore County, MD

(2) CONDOMINIUM UNITS

40 YORK ROAD | TOWSON, MARYLAND 21204

AVAILABLE

- ▶ Suite 201: 2,242 sf ±
- ▶ Suite 220: 2,916 sf ±

5,158 SF ±
COMBINED
TOTAL

BUILDING SIZE

43,943 sf

PARKING

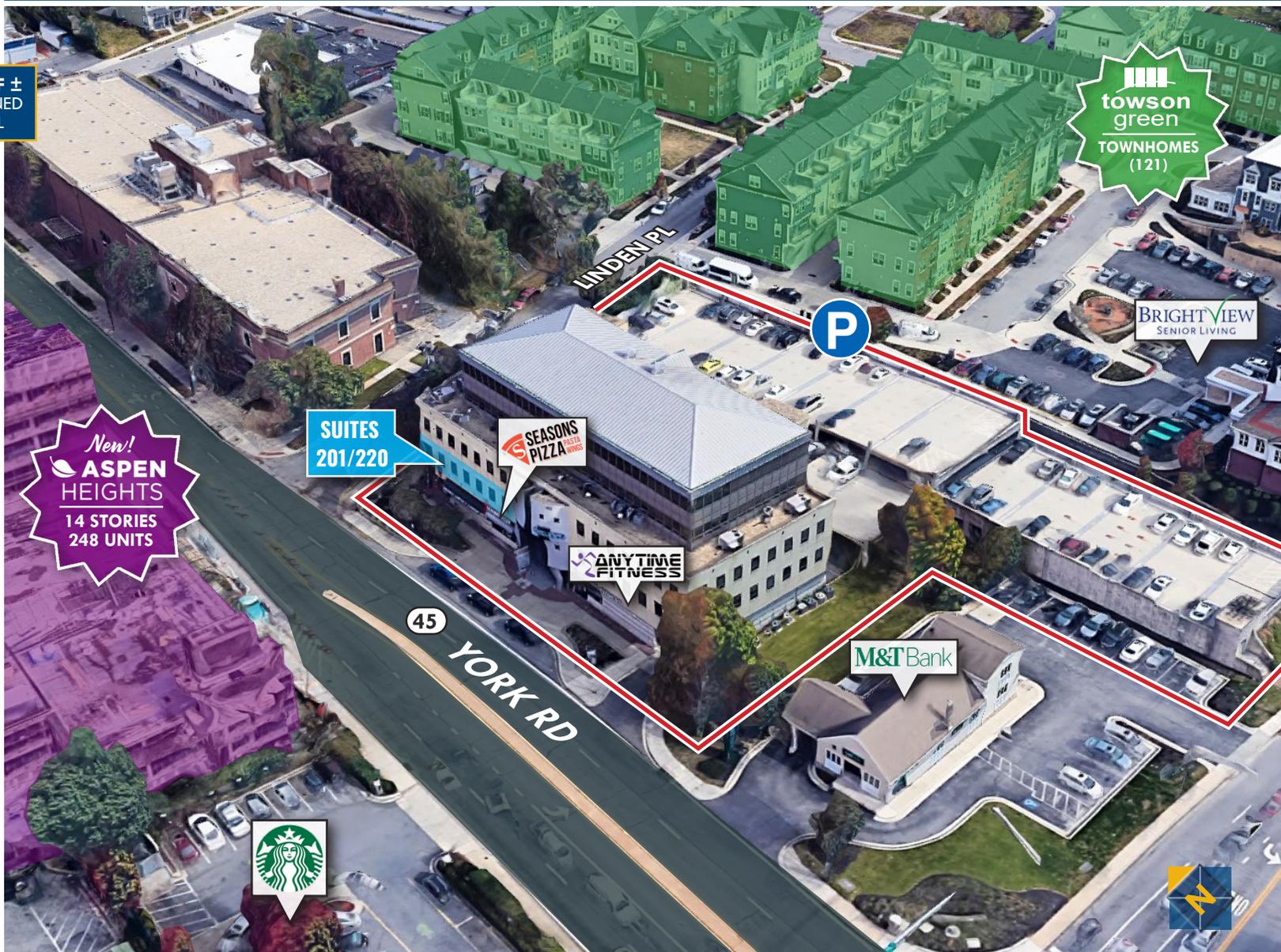
FREE on-site parking

SALE PRICE

\$1,000,000

HIGHLIGHTS

- ▶ Two condominium units leased to long-term medical tenants (both suites feature internal, private bathrooms and kitchen)
- ▶ Located at the intersection of York Rd (Rt. 45) and Bosley/Burke Ave just blocks from Downtown Towson
- ▶ On-site amenities include Anytime Fitness, Seasons Pizza
- ▶ Adjacent to M&T Bank & across the street from Starbucks
- ▶ Easy access to the Towson Core, Baltimore County Courthouse, Towson University, shopping, hospitals & schools

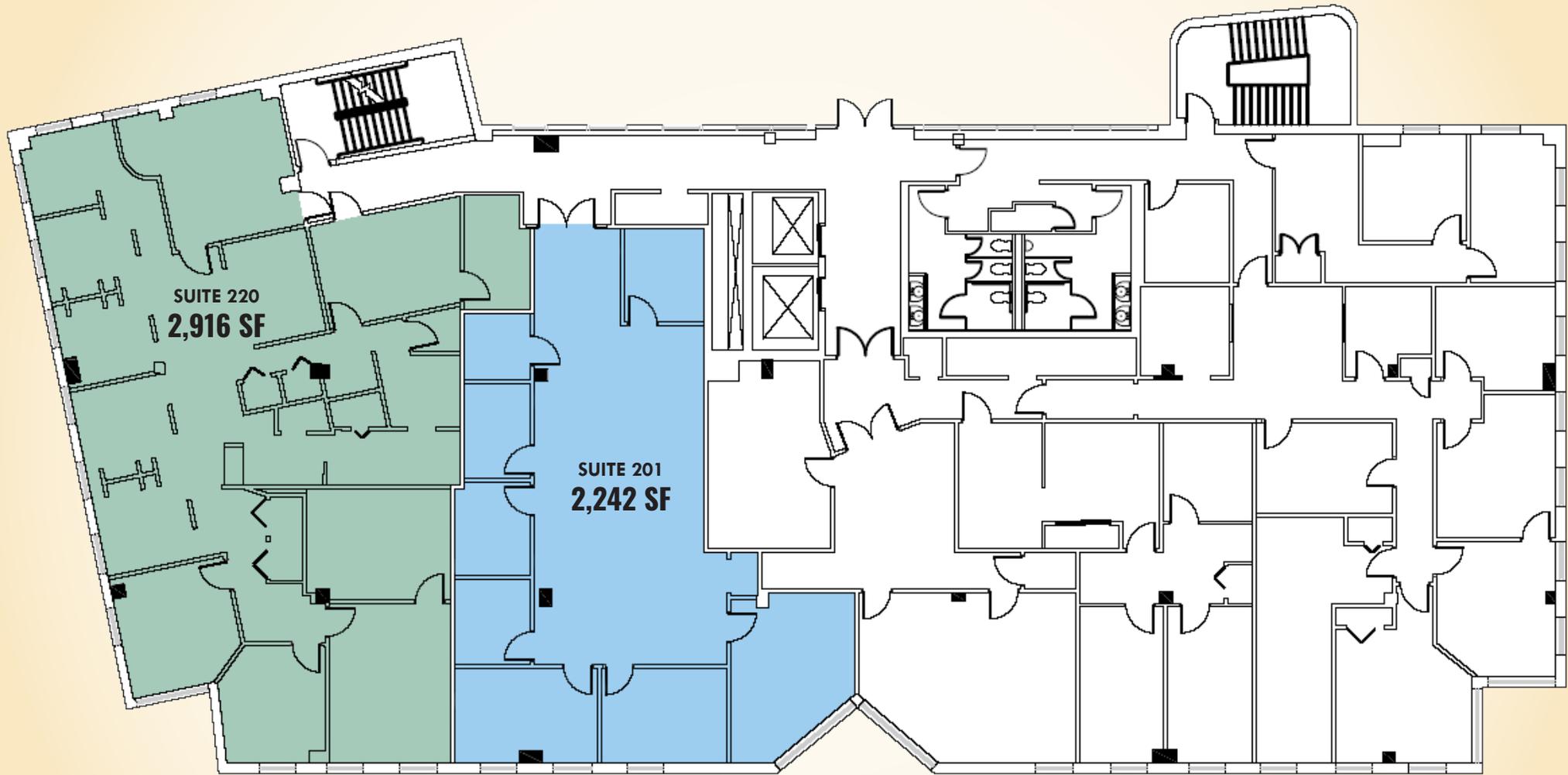


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2ND FLOOR PLAN

40 YORK ROAD | TOWSON, MARYLAND 21204



* Floor plan for reference only. Interior partitions may vary.

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RENT ROLL / PRO FORMA

40 YORK ROAD | TOWSON, MARYLAND 21204

TENANT:

TENANT:	SIZE (RENTABLE SF)	CURRENT RENT	ANNUAL ESC.	START DATE	END DATE	OPTIONS	NOTES
Suite 201: MATClinics Albemarle Physician Practice Management, LLC	2,242	\$36,993	3.0%	4/15/2019	4/30/2024	One (5) Yr. Option	<ul style="list-style-type: none"> Tenant pays utilities and janitorial Suite features private, internal bathrooms and kitchen
Suite 220: Drs. Shires and Schmidt, D.D.S.	2,916	\$71,357	2.0%	1987	12/31/2023	Three Consecutive (3) Yr. Options	<ul style="list-style-type: none"> Tenant pays utilities and janitorial Tenant has been in the building since the building opened in 1987 Suite fully updated in 2007 Suite features private, internal bathrooms and kitchen



RENTAL INCOME	\$108,350
OPERATING EXPENSES	
BANK FEES	\$25
CONDO FEES	\$14,940
FILING FEES	\$600
MANAGEMENT FEES	\$4,329
PROFESSIONAL FEES	\$1,600
PROPERTY TAX	\$11,252
REPAIRS AND MAINTENANCE	\$3,000
TOTAL EXPENSES	\$35,746
NET OPERATING INCOME	\$72,604

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TRADE AREA

40 YORK ROAD | TOWSON, MARYLAND 21204

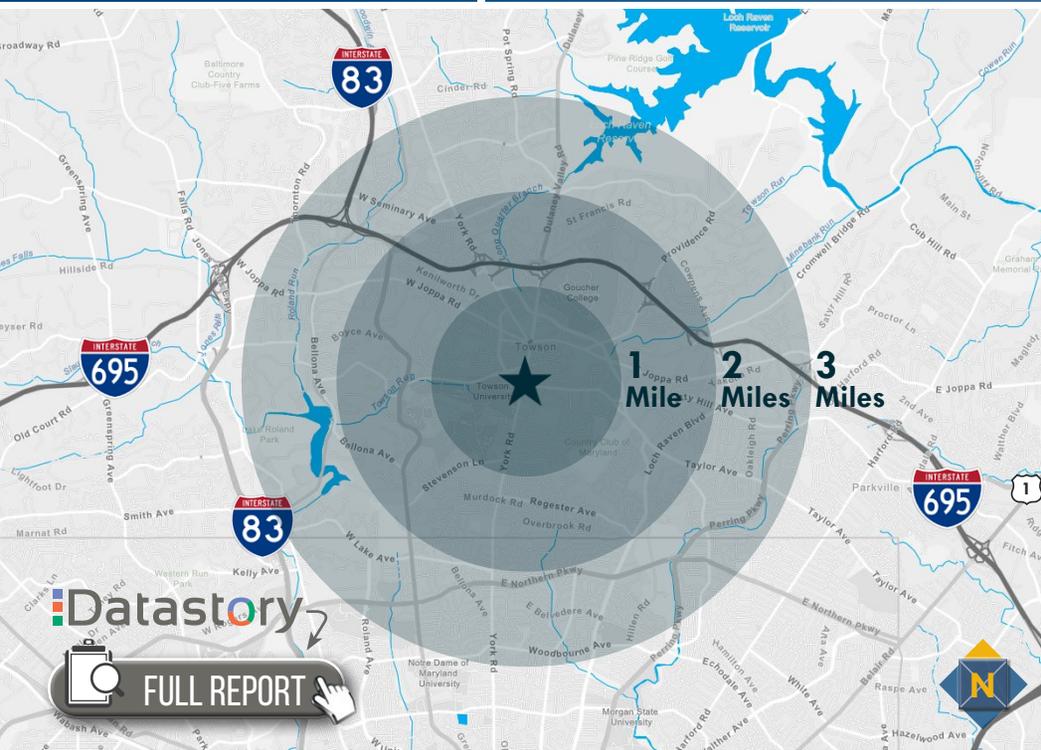


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LOCATION / DEMOGRAPHICS (2021)

40 YORK ROAD | TOWSON, MARYLAND 21204



RESIDENTIAL POPULATION 19,997 1 MILE 64,330 2 MILES 122,171 3 MILES	NUMBER OF HOUSEHOLDS 8,181 1 MILE 24,826 2 MILES 48,766 3 MILES	AVERAGE HH SIZE 1.95 1 MILE 2.25 2 MILES 2.31 3 MILES	MEDIAN AGE 30.0 1 MILE 35.2 2 MILES 38.1 3 MILES
AVERAGE HH INCOME \$101,422 1 MILE \$111,785 2 MILES \$110,337 3 MILES	EDUCATION (COLLEGE+) 85.7% 1 MILE 79.9% 2 MILES 73.8% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.4% 1 MILE 94.9% 2 MILES 93.6% 3 MILES	DAYTIME POPULATION 27,910 1 MILE 74,358 2 MILES 127,664 3 MILES

10%
URBAN CHIC
3 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39
AVERAGE HH SIZE

43.3
MEDIAN AGE

\$109,400
MEDIAN HH INCOME

[LEARN MORE](#)

9%
TOP TIER
3 MILES

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

[LEARN MORE](#)

8%
PARKS AND REC
3 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

[LEARN MORE](#)

8%
COLLEGE TOWNS
3 MILES

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE

24.5
MEDIAN AGE

\$32,200
MEDIAN HH INCOME

[LEARN MORE](#)

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