

SALE/LEASE

Baltimore County, MD

130 COCKEYSVILLE ROAD

130 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030

AVAILABLE

Lower Level: 2,500 sf
First Floor: 7,050 sf
Second Floor: 3,200 sf

LOT SIZE

0.95 Acres

ZONING

MLIM, Baltimore County

TRAFFIC COUNT

32,600 AADT (York Rd/Rt. 45)

RENTAL RATE

\$15.00/sf, MG (Lower Level)
\$17.50/sf, MG (1st & 2nd Floor)

SALE PRICE

\$1,925,000

HIGHLIGHTS

- ▶ Converted church with exposed ceilings
- ▶ Abundant free surface parking
- ▶ Individual suits control HVAC systems
- ▶ Zoning permits many uses to include office, retail & medical
- ▶ Proximity to Amenities on York Road
- ▶ Quick access to I-83 and I-695



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IMPROVEMENTS

Demo entire building

Asbestos abatement

Foundation repairs

New main plumbing drain line into building

Updated electrical wiring

Renovation of basement offices

a - new basement HVAC

b - 2 new bathrooms

c - new ceilings

d - new carpet

e - new flooring

f - new LED lighting

Redo stonework around front door

Renovate warehouse area

a - new LED lighting

b - office with new

Bathroom

c - paint

New flooring and stair treads in main stairwell

New exterior commercial windows are ordered and being installed in September

New awnings

New ceilings and lighting in 2nd floor office area

New water heater

New HVAC system for first floor space in SW corner of building



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BIRDSEYE

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Hunt Valley Towne Centre



SITE

COCKEYSVILLE ROAD

YORK ROAD 32,600 AADT



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TRADE AREA

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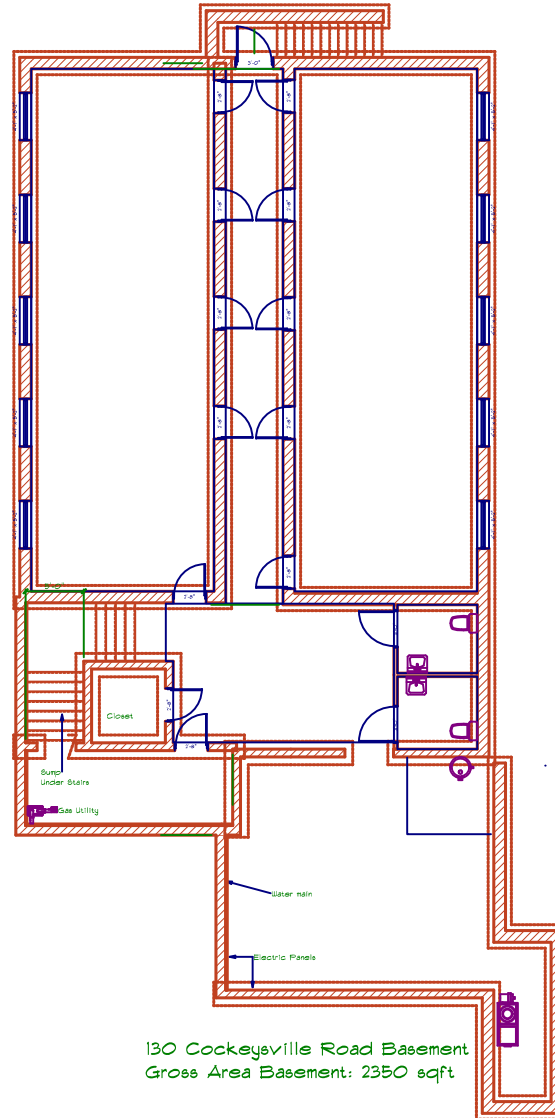


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FLOOR PLAN: BASEMENT

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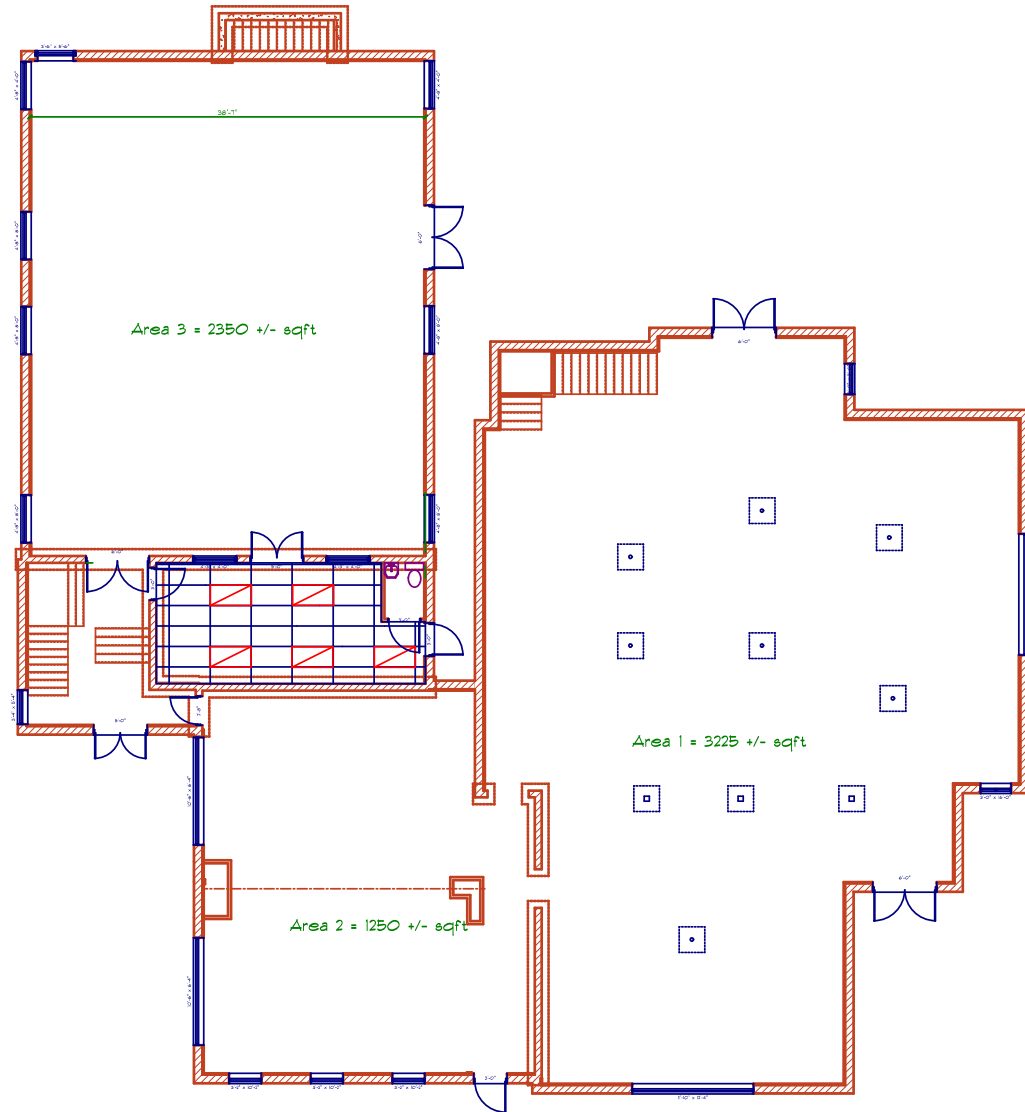
130 Cockeysville Road Basement
Gross Area Basement: 2350 sqft

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FLOOR PLAN: 1ST FLOOR

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130 Cockeysville Road First Floor

