



# RETAIL/AUTOMOTIVE BUILDING

2-4 ENSOR AVENUE | TOWSON, MARYLAND 21204

FOR  
SALE



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3,912 SF  $\pm$  retail/automotive building situated on .18 acres  $\pm$
- 100% leased to CollisionRight (\$92M in revenue in 2024)
- Two (2) drive-ins (8.5' x 10' and 12' x 10')
- Entire property is paved and lit
- Located at the busy intersection of York Road (16,973 cars per day) and Bosley Avenue
- Nearby amenities of York Road and Towson
- Nearby several colleges including Towson

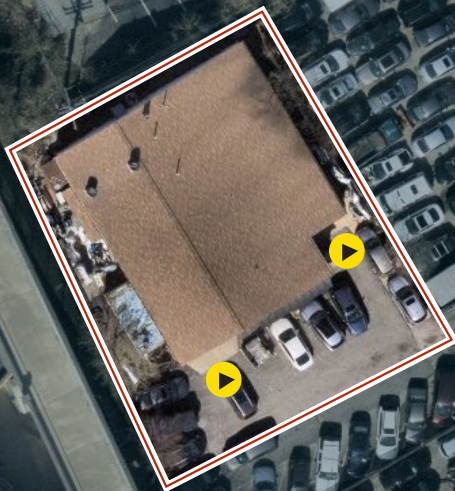


|                |                                                        |
|----------------|--------------------------------------------------------|
| BUILDING SIZE: | 3,912 SF $\pm$                                         |
| LOT SIZE:      | .1778 ACRES $\pm$                                      |
| YEAR BUILT:    | 1961                                                   |
| CLEAR HEIGHT:  | 9.5'-12' $\pm$                                         |
| DRIVE-INS:     | 2                                                      |
| ZONING:        | BR (BUSINESS ROADSIDE)<br>DR 3.5 (DENSITY RESIDENTIAL) |
| SALE PRICE:    | NEGOTIABLE                                             |

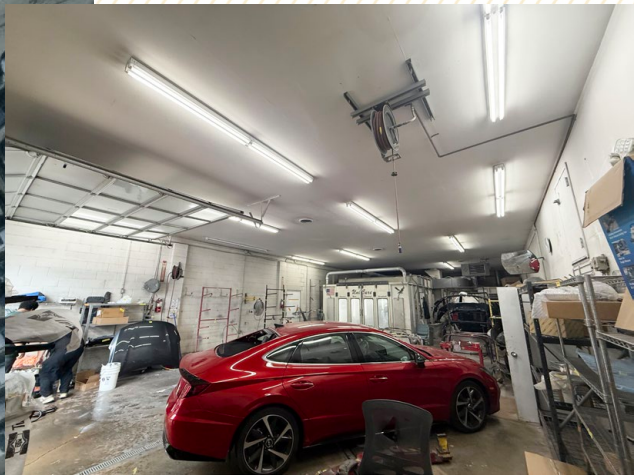
# AERIAL



DRIVE-IN



ENSOR AVE



# RENT ROLL

CURRENT NOI:

**\$129,891.86**

120 Months

| Start Date | End Date | Approx.<br>Annual Base Rent PSF | Monthly Base Rent | Annual Base Rent |
|------------|----------|---------------------------------|-------------------|------------------|
| 8/1/21     | 7/31/22  | \$30.72                         | \$10,000          | \$100,000.00     |
| 8/1/22     | 7/31/23  | \$31.33                         | \$10,200          | \$122,400.00     |
| 8/1/23     | 7/31/24  | \$31.96                         | \$10,404          | \$124,848.00     |
| 8/1/24     | 7/31/25  | \$32.60                         | \$10,612          | \$127,344.96     |
| 8/1/25     | 7/31/26  | \$33.25                         | \$10,824          | \$129,891.86     |
| 8/1/26     | 7/31/27  | \$33.92                         | \$11,041          | \$132,489.70     |
| 8/1/27     | 7/31/28  | \$34.60                         | \$11,262          | \$135,139.49     |
| 8/1/28     | 7/31/29  | \$35.29                         | \$11,487          | \$137,842.28     |
| 8/1/29     | 7/31/30  | \$35.99                         | \$11,717          | \$140,599.13     |
| 8/1/30     | 7/31/31  | \$36.71                         | \$11,951          | \$143,411.11     |



# LOCAL BIRDSEYE



MISSION BBQ



the Habit  
BURGER GRILL

tropical CAFE  
SMOOTHIE

JOS. A. BANK

CHASE

SITE

ALEX COOPER

verizon



BROOKS - HUFF  
Est. 1943  
TIRE & AUTO CENTERS

EXXON

Heritage  
Towson



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 695**  
0.7 MILES  
3 MIN. DRIVE

**INTERSTATE 83**  
2.3 MILES  
5 MIN. DRIVE

**INTERSTATE 95**  
8.5 MILES  
10 MIN. DRIVE

**PORT OF BALTIMORE**  
17.2 MILES  
20 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

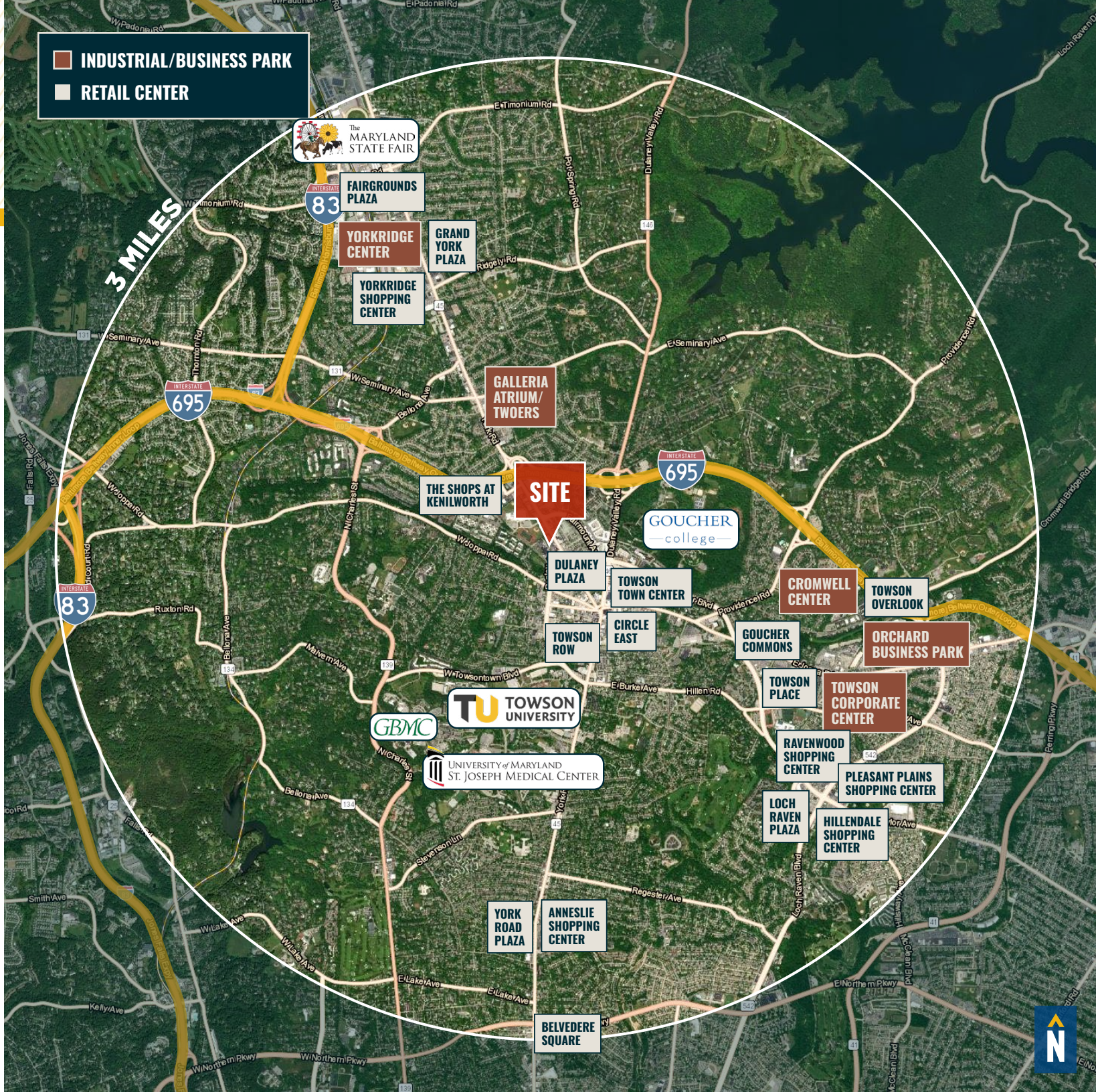
**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT  
25.0 MILES  
28 MIN. DRIVE

**BALTIMORE, MD**  
13.9 MILES  
18 MIN.

**WASHINGTON, DC**  
54.1 MILES  
1 HR. 0 MIN.

**PHILADELPHIA, PA**  
101.0 MILES  
1 HR. 40 MIN.

**RICHMOND, VA**  
168.0 MILES  
2 HRS. 30 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

**MACKENZIE**

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