



2902 TAYLOR AVE

BALTIMORE, MD 21234

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

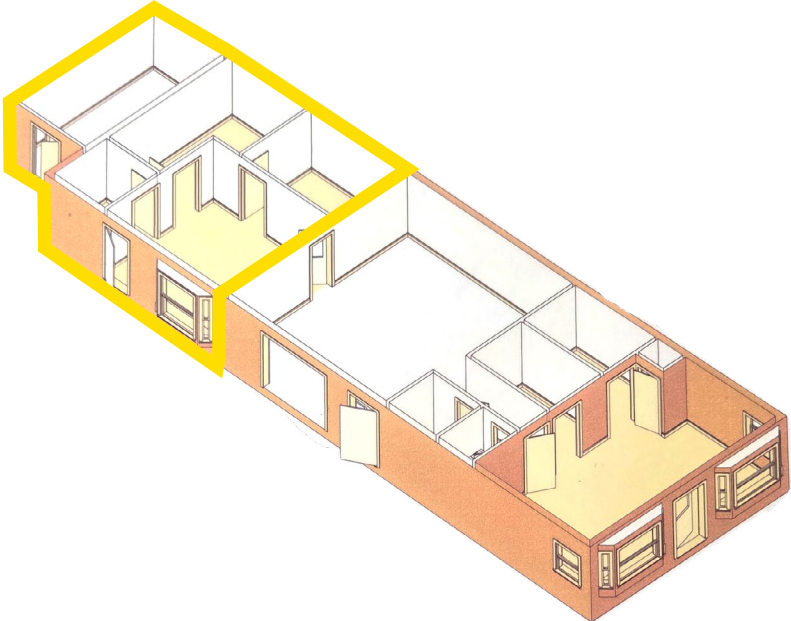
HIGHLIGHTS:

- Functional office/flex “contractor’s building” combined with small separate entrance office
- 2 bathrooms, 1 janitor sink. (2) 20 gallon electric hot water heaters
- Signage and road frontage
- Storage shed in rear
- Roof mounted AC compressor; baseboard heaters; ceiling-mounted heating units in flex portion

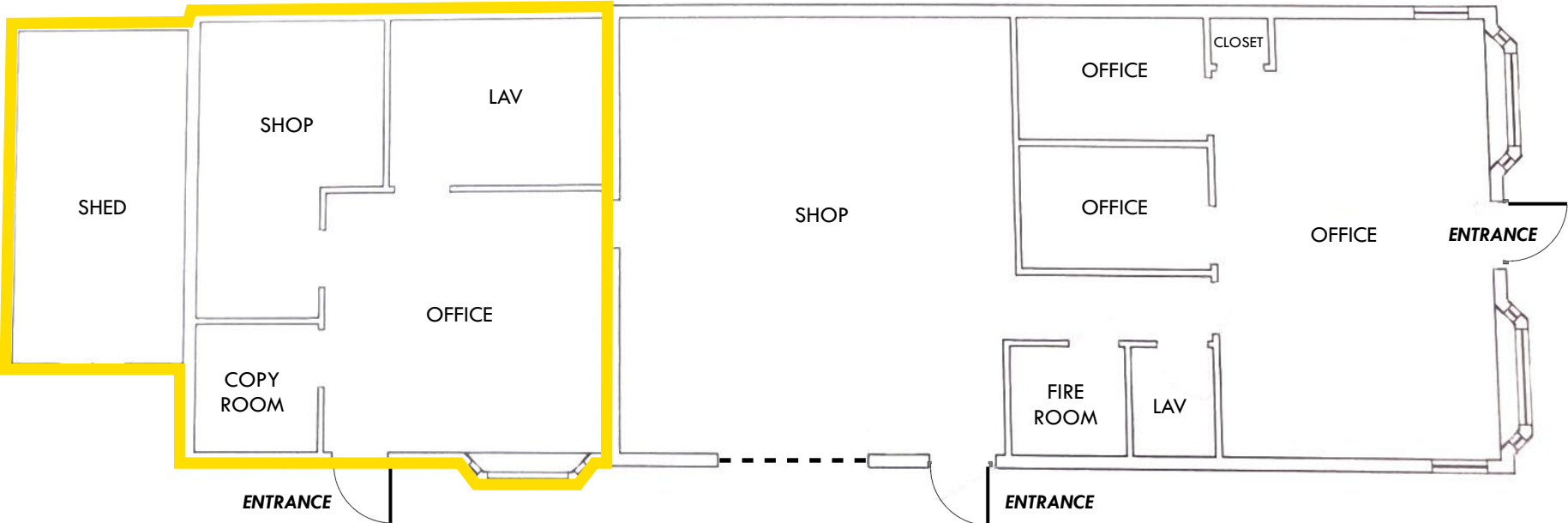
BUILDING SIZE:	1,760 SF ±
LOT SIZE:	0.20 ACRES ±
YEAR BUILT:	1973
POWER:	110V & 220V SERVICE
PARKING:	14 SPACES ±
DRIVE INS:	8' X 8' METAL DOOR
CEILING HEIGHT:	10' TO CENTER OF FLEX
ZONING:	BL CCC (BUSINESS LOCAL)
SALE PRICE:	\$392,500



FLOOR PLAN



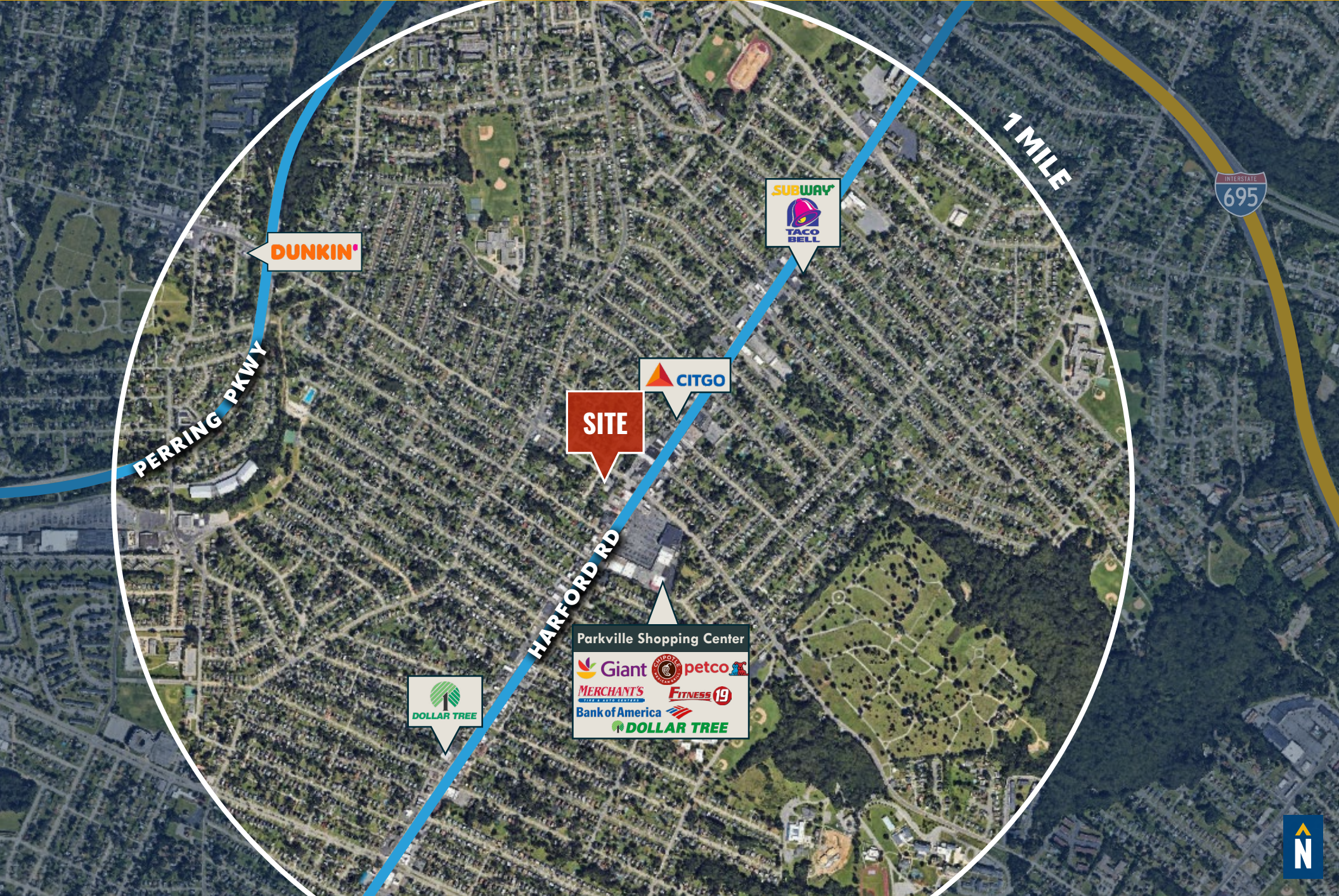
SEPERATE ENTRANCE SPACE



INTERIOR PHOTOS



MARKET AERIAL



DUNKIN'

SUBWAY
TACO BELL

CITIGO

SITE

DOLLAR TREE

Parkville Shopping Center
Giant petco
MERCHANT'S FITNESS 19
Bank of America
DOLLAR TREE

PERRING PKWY

HARFORD RD

1 MILE

INTERSTATE
695



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