



518

VIRGINIA AVENUE

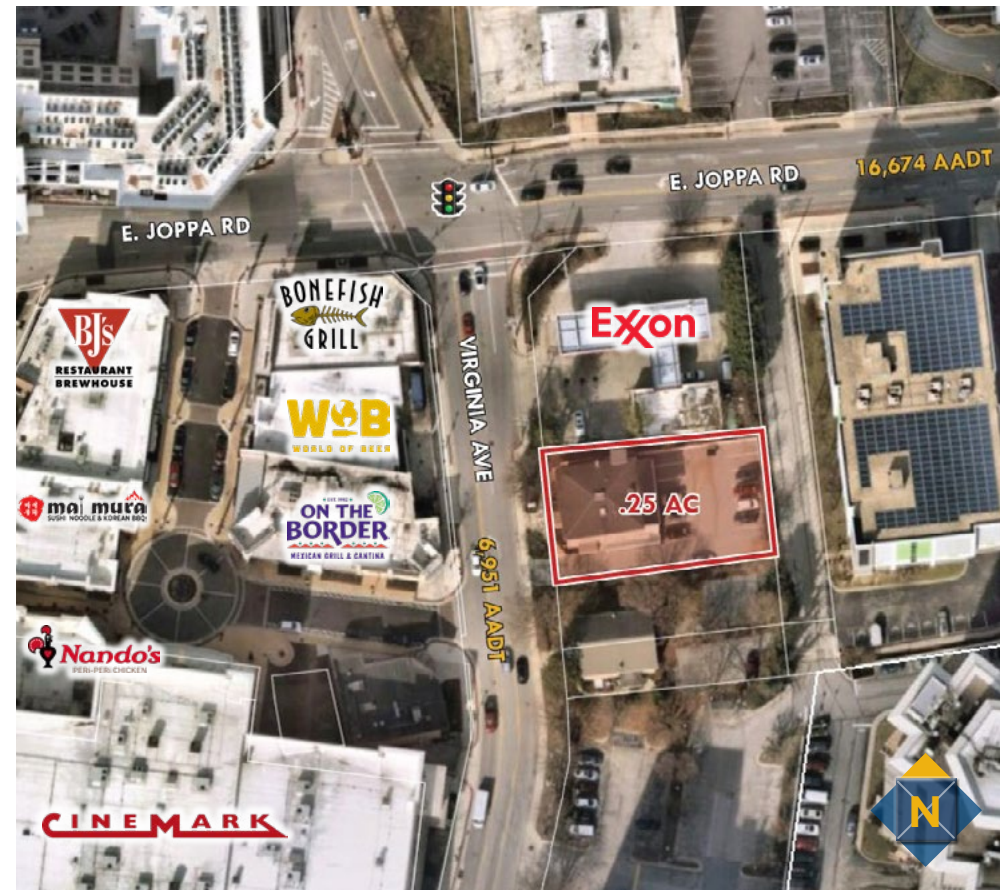
TOWSON, MARYLAND 21286





EXECUTIVE SUMMARY

518 Virginia Ave, Towson, MD 21286 is an opportunity to purchase a historic office building in the vibrant heart of the Baltimore County seat and within walking distance of shopping restaurants and upscale apartment living. Served by a nearly new elevator which gives handicap accessibility to all floors. This location is perfect for an owner/user buyer for many uses including insurance, brokerage, law and CPA services, marketing, financial services, the technology sector, or residential.



BUILDING SPECIFICATIONS



PRICE REDUCTION
Owner Financing Available

PROPERTY ADDRESS:	518 Virginia Ave, Towson, MD 21286
LOT SIZE:	0.25 Acres
BUILDING SIZE:	6,468 sf
ZONING:	BM (Business Major)
SALE PRICE:	\$1,029,000
HVAC:	Four (4) pad mounted 2-ton electric heat pump units, one (1) gas fire three (3) ton heating unit
ELECTRICAL:	Traditional 110 v plus expanded capacity (220v) for heat pumps with 200 amp service
UTILITIES:	Constellation Energy provides electric and gas (\$1.45/sf)
ROOF:	GAF Timberline ultra shingles, flat roof reinforced rubber membrane
EXTERIOR:	Stone
PARKING:	13 free surface spaces/additional paid parking in the adjacent revenue authority garage



BUILDING HIGHLIGHTS

- » Zoning permits most office, medical, and retail users
- » 13 free dedicated parking spaces
- » Within walking distance to Downtown Towson with many dining and retail amenities
- » Added to the Historic Registry in 2006
- » Owner financing available

2004

- » VCT and wood floors refinished and plastic laminate added on 2nd and 3rd floor
- » Painting drywall and plaster repairs
- » New HVAC mechanical systems
- » New windows
- » New bathrooms on 2nd and 3rd floor
- » New lighting (second floor)
- » Demo and install of new exterior stairs
- » Fire alarm and emergency lighting

2007

Driveway and parking lot paved

2009

Electrical rewiring in second and third floor

2013-14

New elevator

2008

Third floor renovation completed

2010

First floor renovation once original tenants moved out

2006

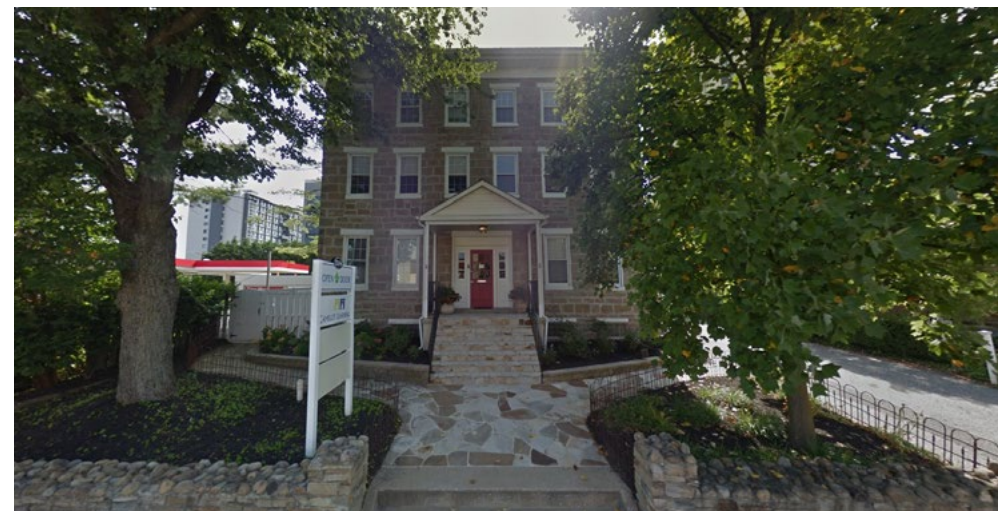
Building added to the Historic Registry

2017

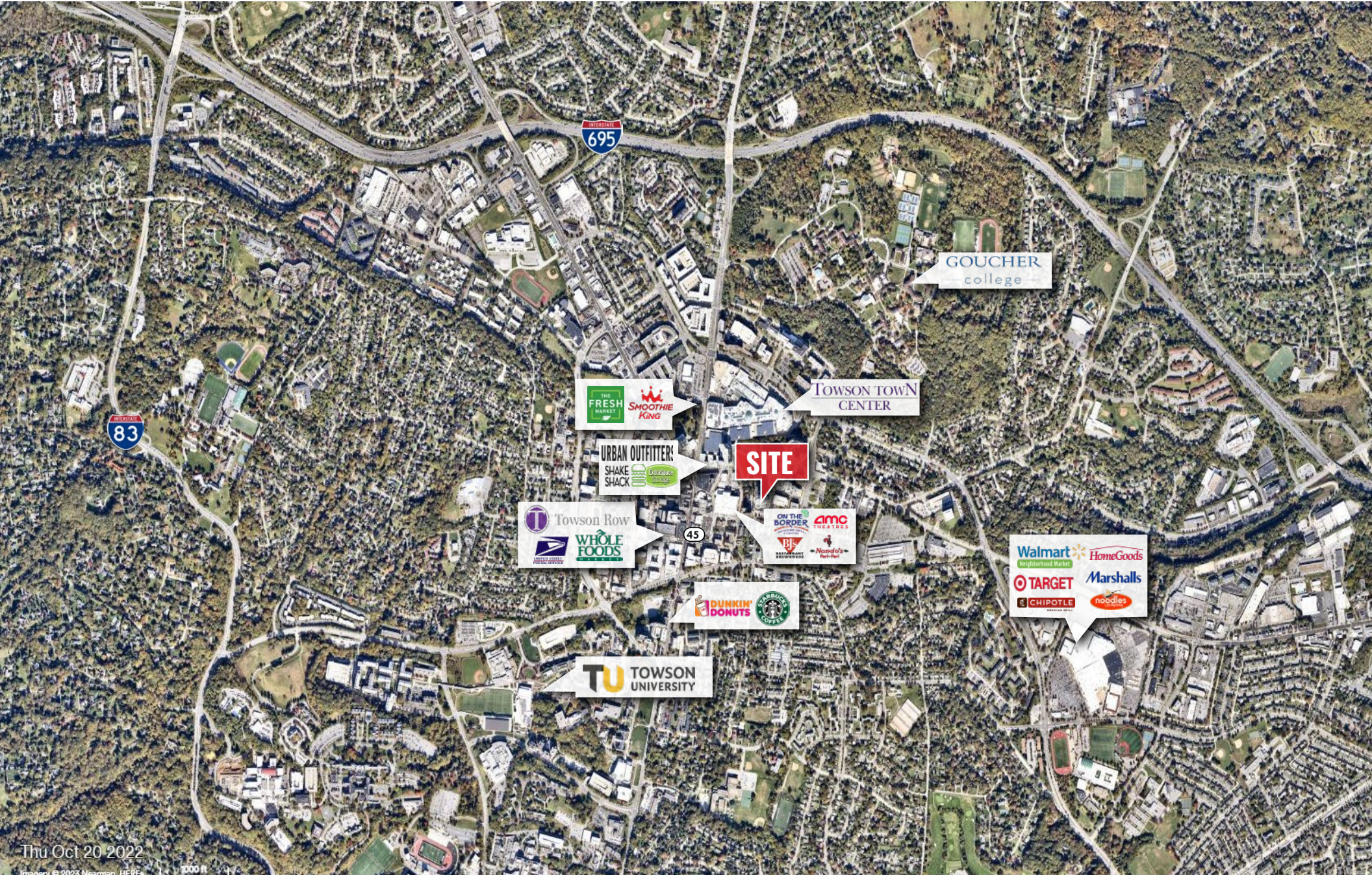
New lighting package

The Bluestone - Chew House, 518 Virginia Avenue, Towson

was part of the Epsom estate owned by Henry Chew and his wife Harriet Ridgely Chew, daughter of Charles Ridgely of Hampton. The mansion was built in 1859 and advertised for rent in 1860 as either a two-family unit, or as suitable for a fashionable boarding house or school. It had an observatory above the third floor from which there was an extensive view over much of the county. The building is associated with over almost 150 years of Towson's history. It is a distinctive example of a well-crafted duplex. The structure is an imposing stone structure from the 19th century with notable artistic merit.



SURROUNDING AMENITIES

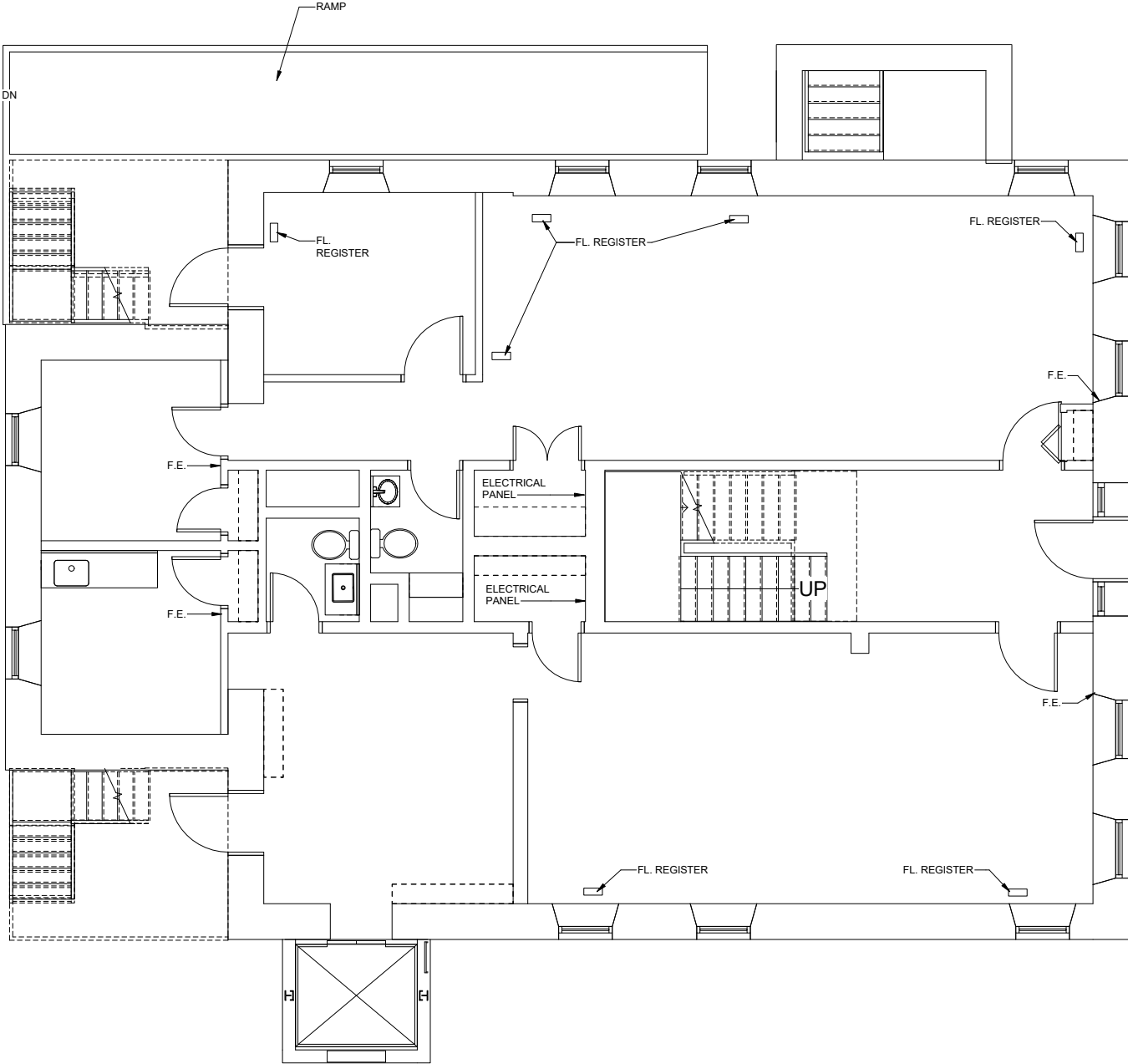


Thu Oct 20 2022

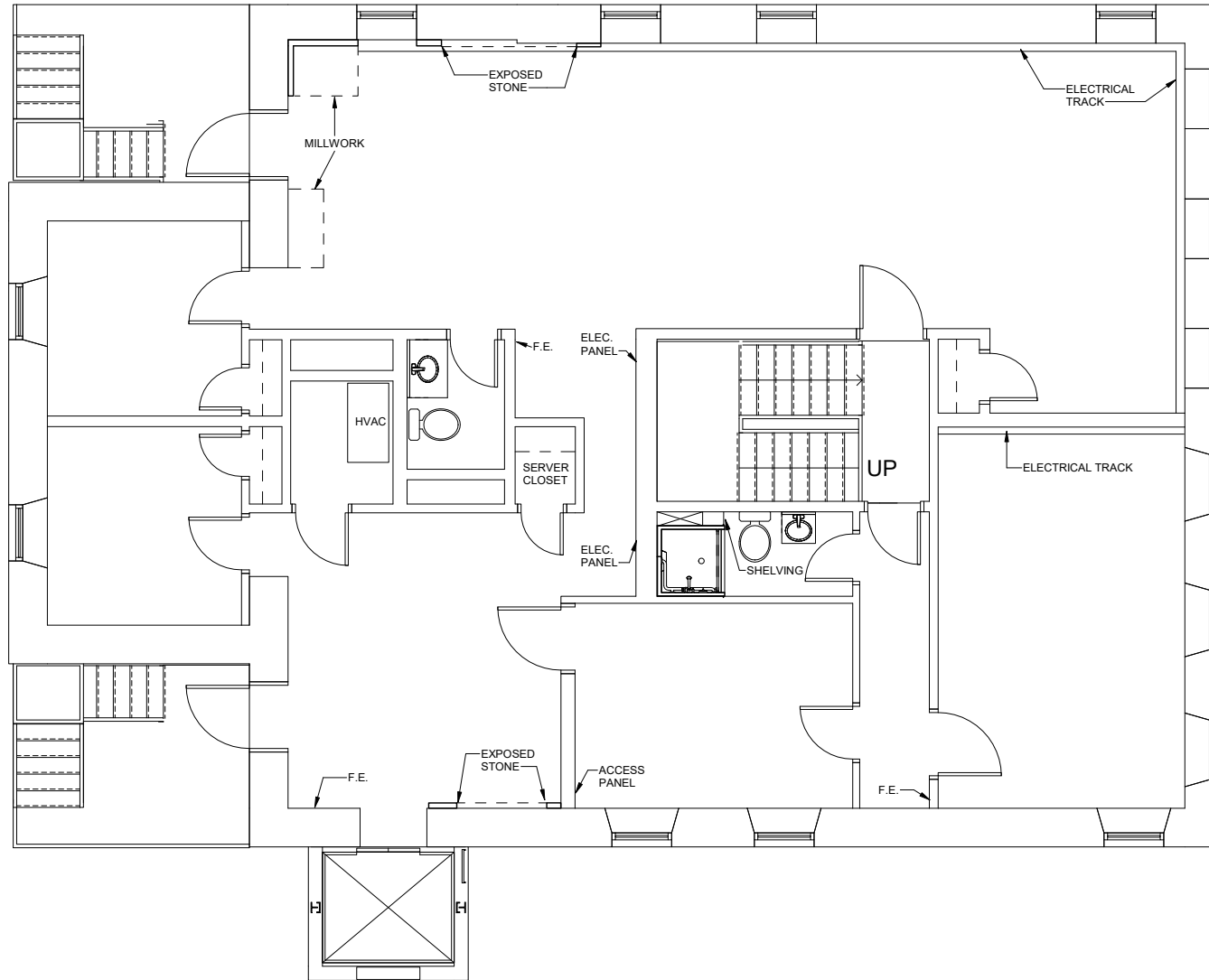
Imagery © 2023 Nearmap, HERE

1000 ft

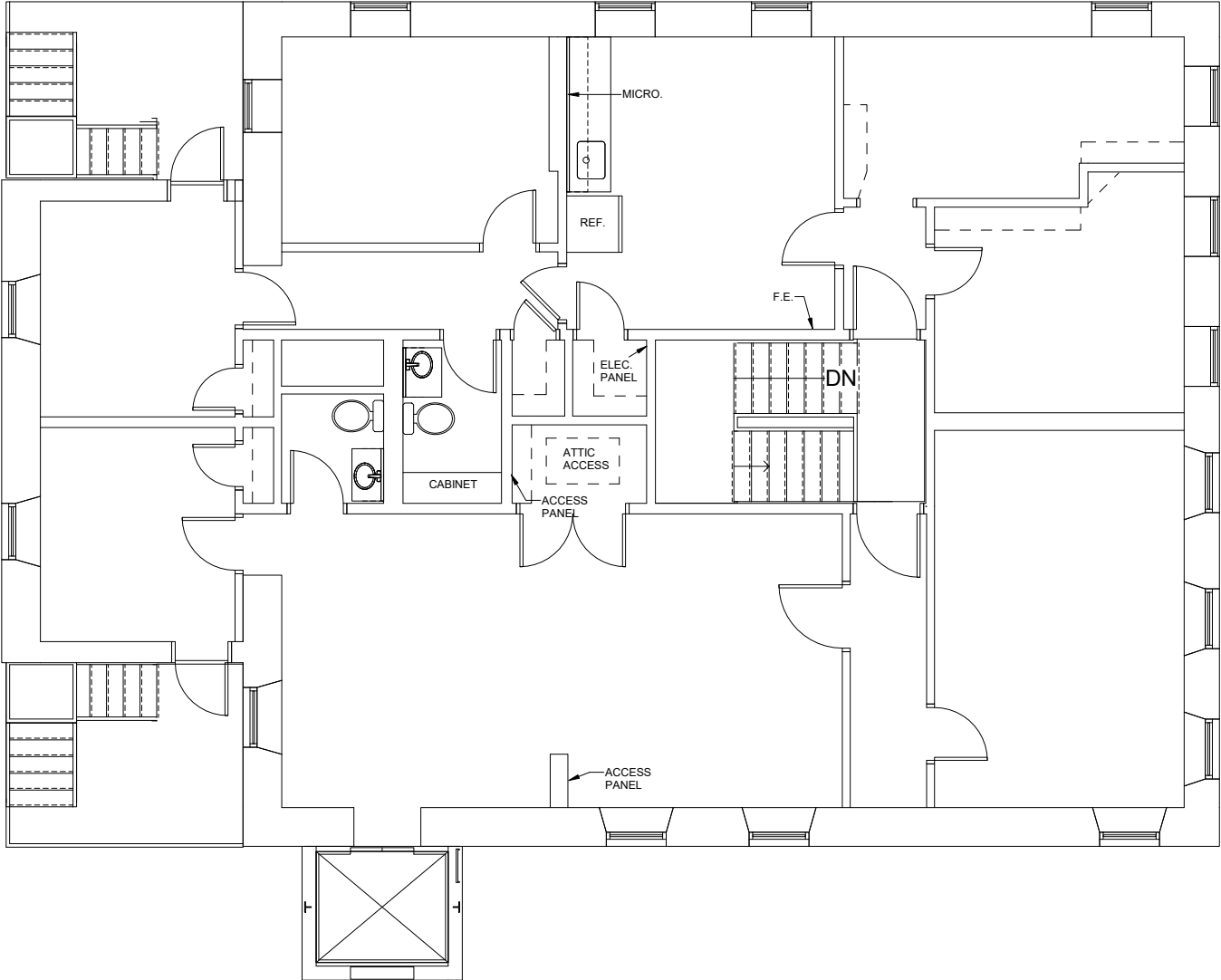
FLOOR PLAN - FIRST FLOOR



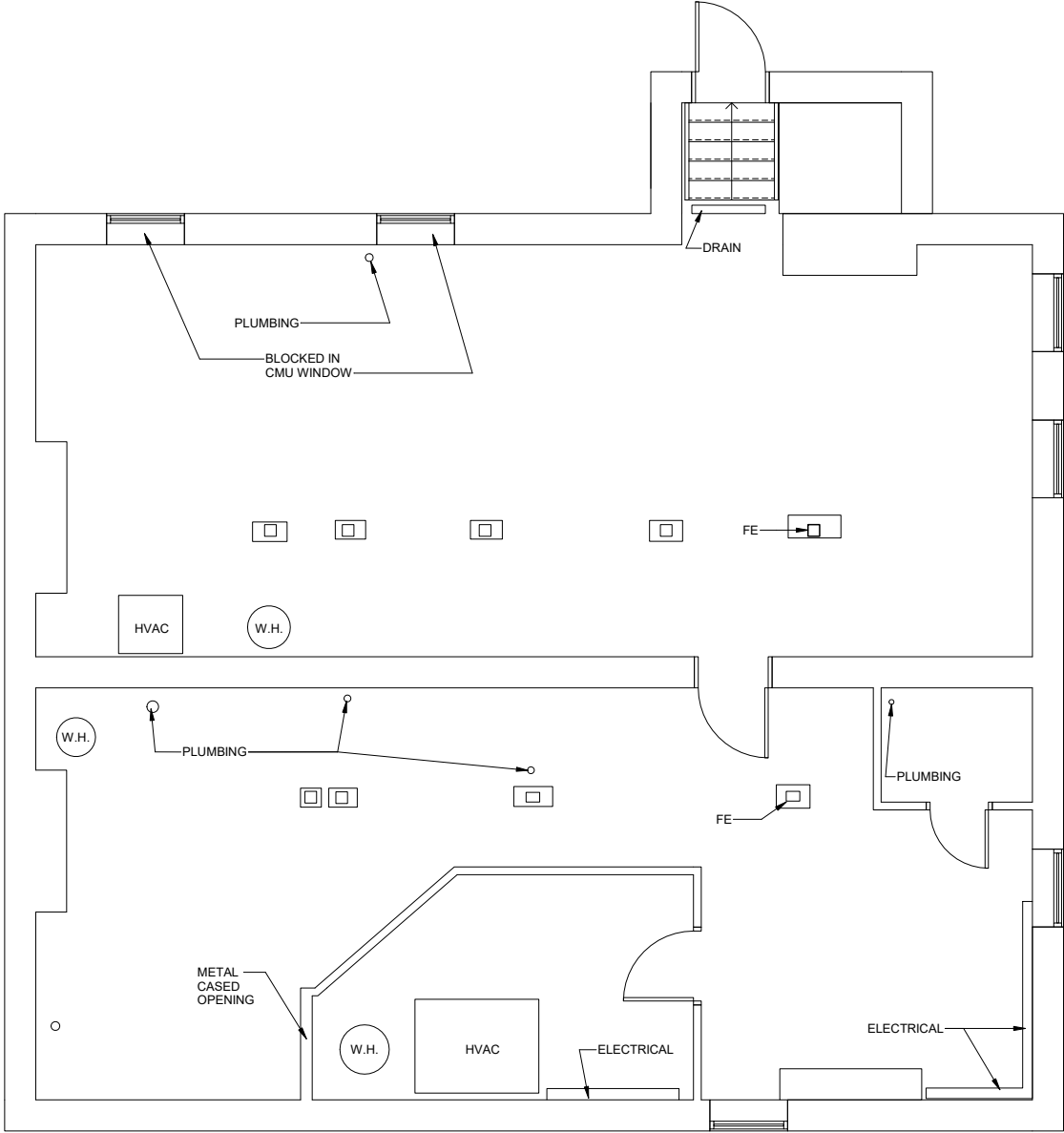
FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - THIRD FLOOR



FLOOR PLAN - BASEMENT





BILL WHITTY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4862

bwhitty@mackenziecommercial.com

HENSON FORD

SENIOR REAL ESTATE ADVISOR

410.494.6657

hford@mackenziecommercial.com

DYLAN BOZEL

REAL ESTATE ADVISOR

410.821.8585

dbozel@mackenziecommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions.