97 RITCHIE HWY PASADENA, MD 21122

FOR SALE

Commercial Property - Redevelopment Opportunity High Visibility on RT-2 (Ritchie Hwy)

- ± 2.66 acres **Zoned C3**
- ± 1,269 sf utility building (shell condition) 12'x14' roll-up door
- 2 oversized separate gravel entrance driveways
- Easy access to Annapolis, Baltimore, and BWI

- 0.5 miles from Rt-10, 1 mile from Rt-100, 10 miles from I-695
- Permitted uses under C3 General Commercial: Adult day care, automobile (oil change and related services), recreational facilities, hardware stores, offices, religious facilities, restaurants, veterinary clinics, self-service storage, and more
- On-site Well & Septic not connected

Asking price: \$3,995,000



LISA POREMSKI Commercial Salesperson

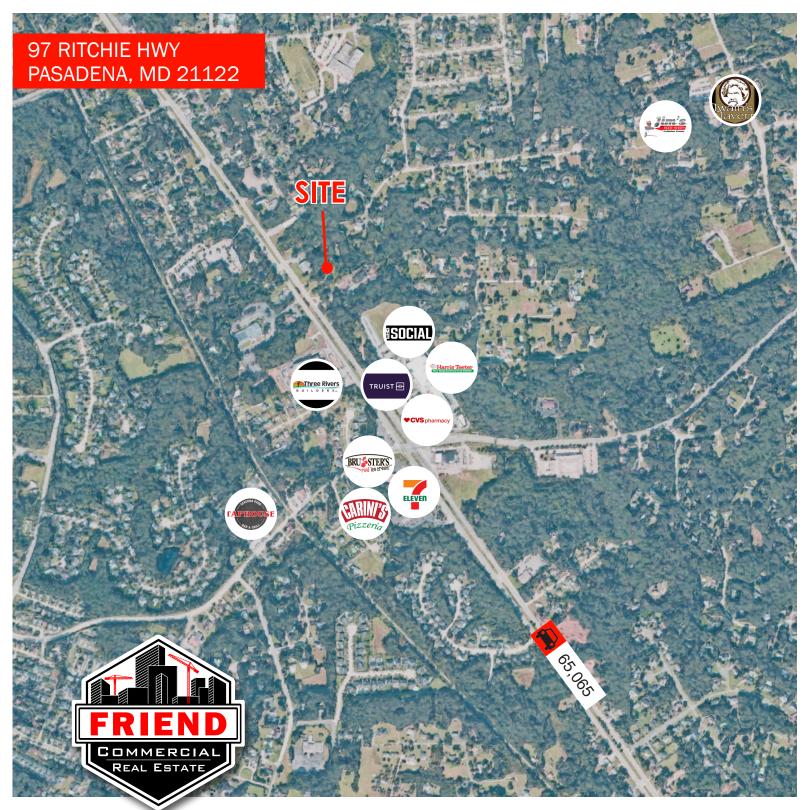
410-881-3355 Iporemski@friendre.com

Ritchie Hwy (RI+2)



Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com 8436 Veterans Hwy, Millersville, MD 21108

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	Demographics	1 mile	3 miles
LISA POREMSKI	Population	21.8k	115k
Commercial Salesperson	Household Income	\$142k	\$123k
410-881-3355	Median Age	39	40
Iporemski@friendre.com	Daytime Employees	17.2k	92.6k

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