

COMMERCIAL PROPERTY FOR SALE

2231 Old Emmorton Rd | Bel Air, MD 21014



Commercial Sale

Rare Turnkey Office Property for Sale in the heart of Bel Air, Maryland.

David Fezell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)



SITE DETAILS

Rare Turnkey Office Property for Sale in Bel Air, Maryland. Allworth Financial has leased this building since 2022. This building has 1,900sf of fully finished, tastefully painted office space with high grade commercial carpeting throughout. The exterior is attractively landscaped with handicap accessibility and pylon signage in place. The 1 acre lot size allows for potential expansion or development. On the main level, there are 6 private offices, reception, a conference room, a full kitchen, 2 bathrooms, and multiple storage closets. There are additional storage areas in the basement and attic. The parking lot has 10 private spaces with room for expansion in the rear. This property sits directly next door to the 'Old Emmorton Commons'. It is located in the primary commercial corridor of Bel Air and surrounded by national retailers, office users, countless professional buildings, the Festival at Bel Air, and the University of MD Upper Chesapeake Medical Center. This Property is in a phenomenal location, in turnkey condition, and has a proven track record of success for it's previous owners. It would be a great fit for any end-user looking to expand or break into the Bel Air market.



OFFERING SUMMARY

Sale Price: \$685,000

Asset: Turnkey Office Property in Bel Air, MD

Building Size: +/- 1,900 SF

Lot size: +/- 1 Acre

Zoning: RO

Status: Vacant

Compliance: ADA compliant access

Water: Well

Sewer: Public

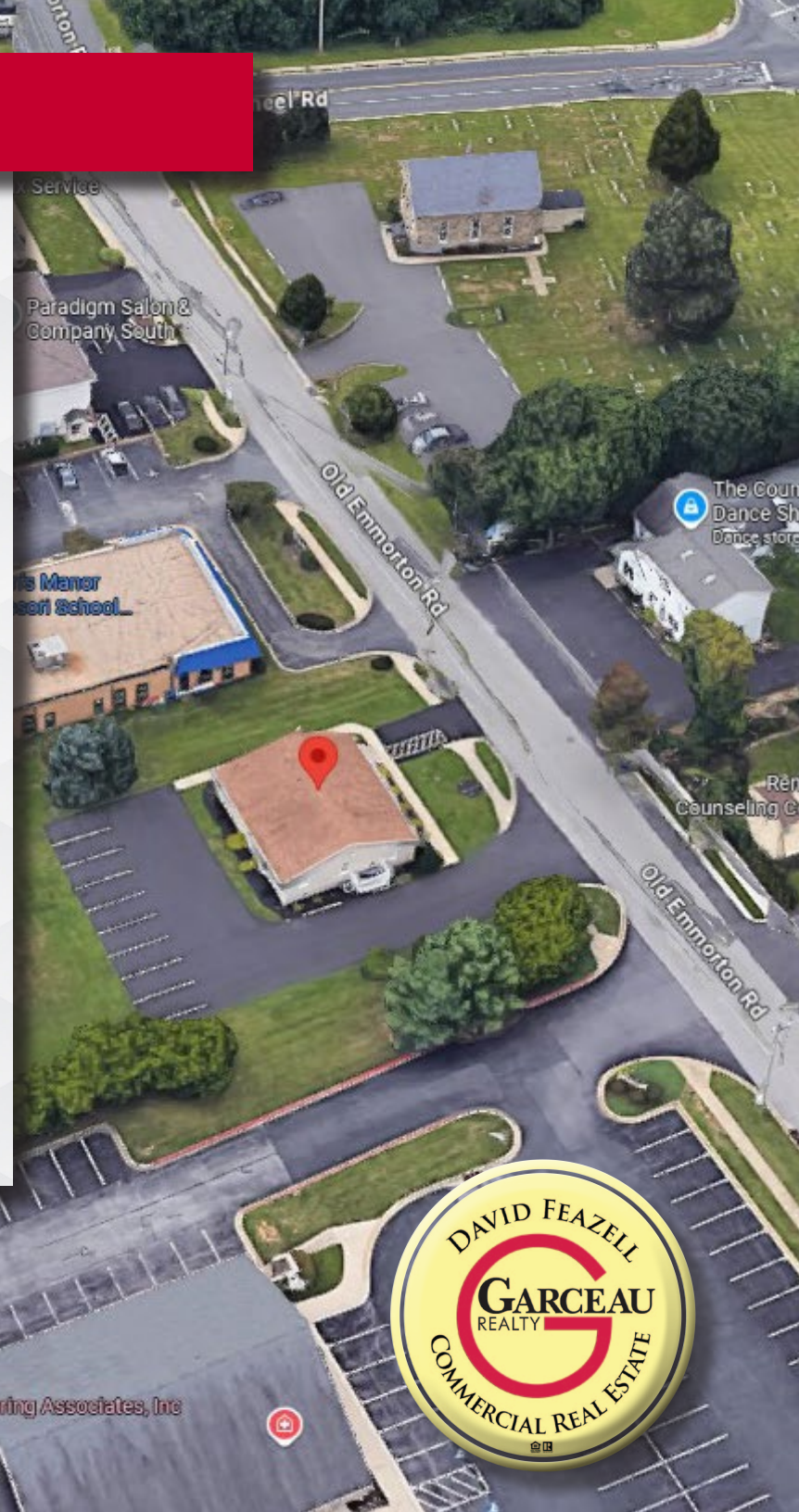
HVAC: Oil Heat + Central Air (replaced in 2018)

Electric: 200 amp panel

Roof: 3 tab shingles

Parking: 10 spaces (parking lot recently repaved/restriped)

Signage: Front Pylon



17,000 cars per day - Emmorton Rd



38,000 cars per day



APGFCU - Laurel Bush Branch

Emmorton Recreation Office

Pairings Bistro



Bob Evans



Sol Oaxaca Tacos and Margs

Think Tank CoWork
Contact Think Tank CoWork for space



Panera Bread



Latitude Seafood Co. Bel Air



Chuck E. Cheese



Buffalo Wild Wings

Calvert's Walk

Byrnes Ct

S Tollgate Rd





223 Old Emmorton Rd
Recently Viewed

Bel Air Medical Associates

Hearing Associates, Inc

Paradigm Salon & Company South

Orthodontic Associates - Bel Air

Compassionate Primary Care

Renewal Counseling Center

Primrose School of Bel Air

Old Emmorton Rd

Emmorton Recreation Office

Stone House Jam Academy

Abingdon Box Hill Family Dentistry

Old Emmorton Rd

MH Properties

Emmorton Rd

American Premier Realty

The UPS Store
The UPS Store
Pack & Ship

Shred Nations

Emmorton Rd

Marshalls
Department store

Chung's Martial Arts

DAVID FEAZELL

GARCEAU
REALTY

COMMERCIAL REAL ESTATE

Five Below
Variety store

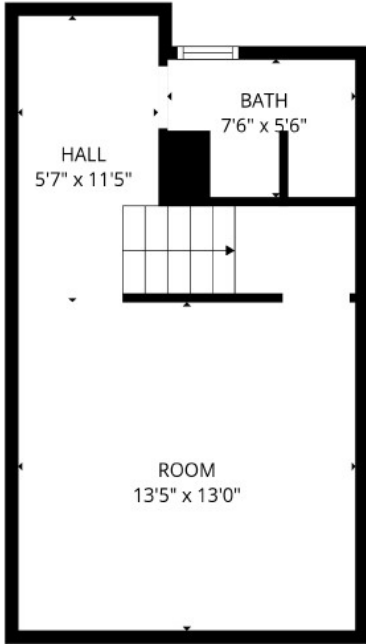




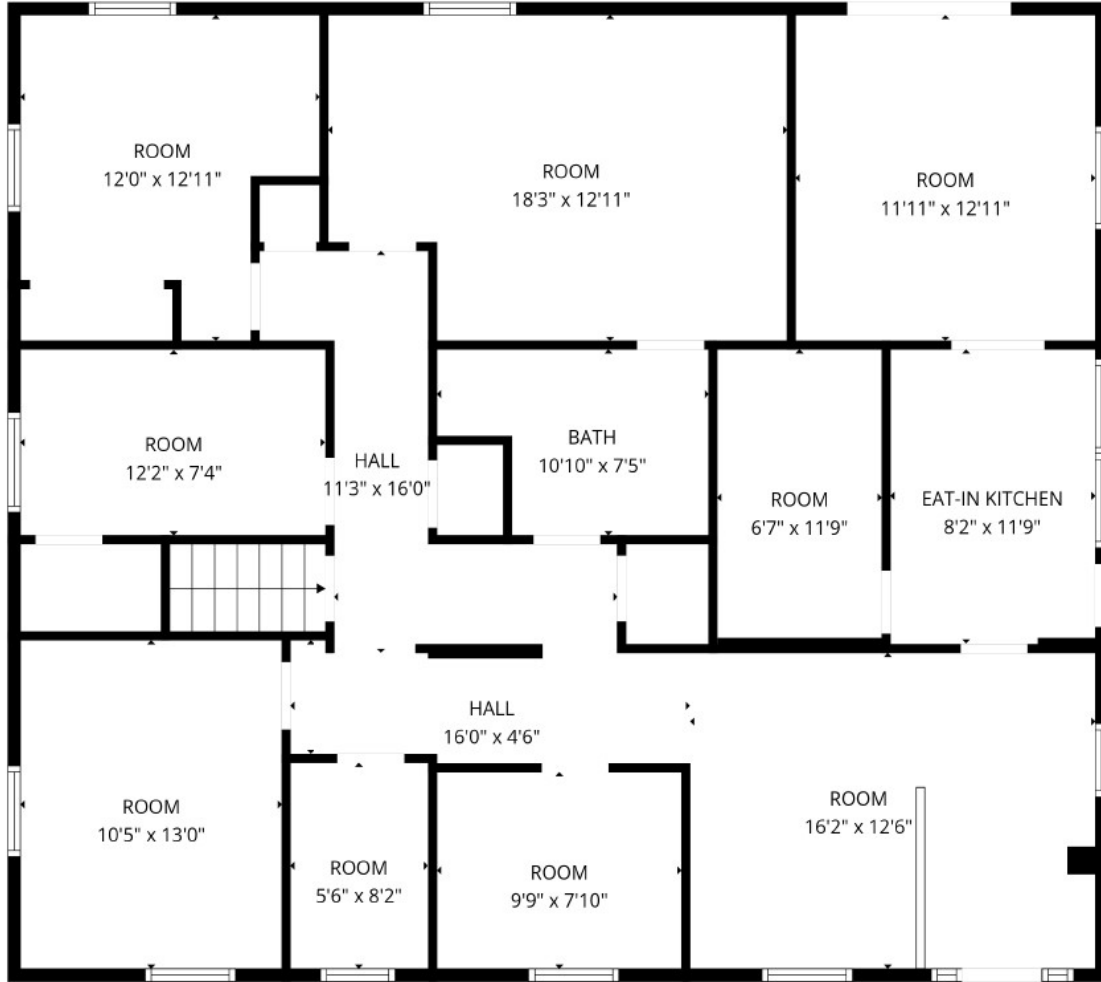




FLOOR PLAN



Basement



1st floor

FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

