



FOR SALE | OFFICE BUILDING

# HAMPDEN

3818 ROLAND AVENUE | BALTIMORE, MD 21211



HAMPDEN OFFICE/RETAIL OPPORTUNITY

FOR SALE | \$499,000

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3818 ROLAND AVENUE | BALTIMORE, MD 21211



**ROSS CONN | BROKER**

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## PROPERTY DESCRIPTION

2-level corner office /commercial building located in the Hampden Neighborhood of Baltimore City. Great investment for an owner user. Plus a large basement for additional storage.

## PROPERTY HIGHLIGHTS

- Corner Property
- 5 Minute walk to the "Avenue"
- Easy access to rt 83.
- Parking available on site

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$499,000  |
| Lot Size:      | 0.09 Acres |
| Building Size: | 3,518 SF   |

## DEMOGRAPHICS

|                   | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 11,721   | 43,349   | 104,481  |
| Total Population  | 27,303   | 106,686  | 269,044  |
| Average HH Income | \$76,732 | \$68,937 | \$60,336 |

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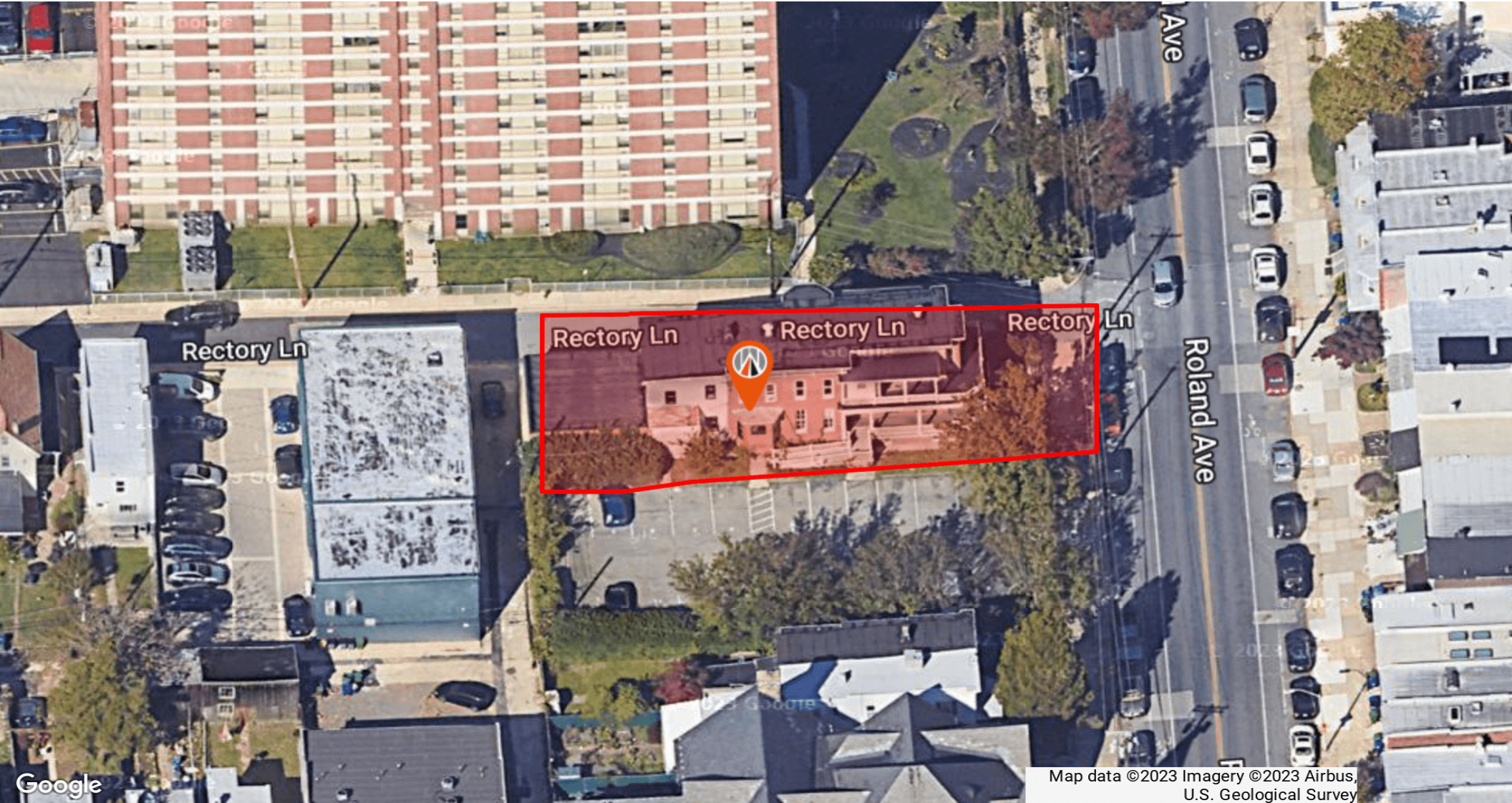
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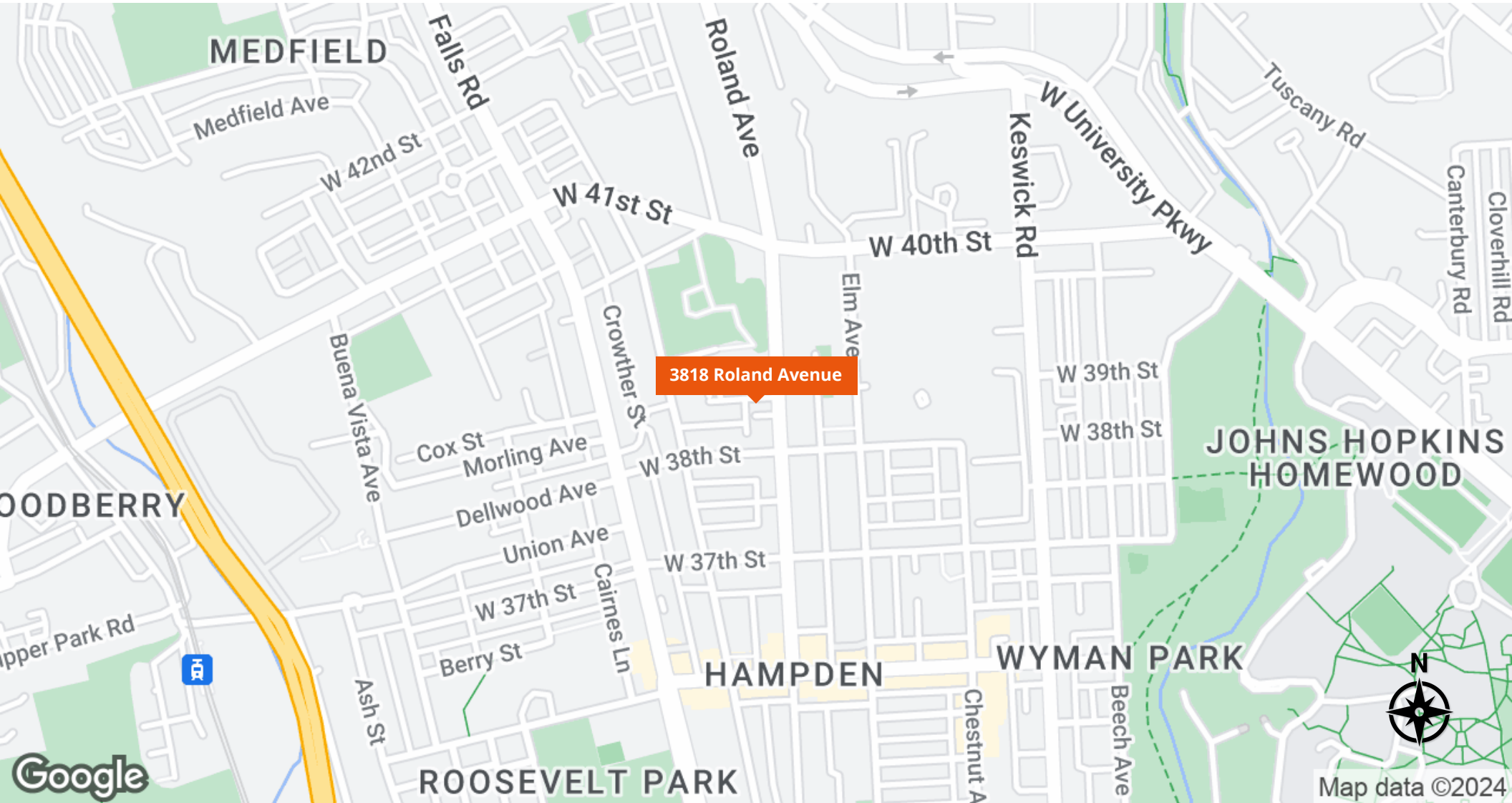
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**Avenue**  
REAL ESTATE



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