

OFFERING MEMORANDUM

5224 York Road Baltimore MD 21212

OWNER OCCUPY OR INVESTMENT OPPORTUNITY

- **A commercial building with a supermarket, furniture and equipment.**
- **16,650 square foot building.**
- **Possible Turnkey business for a supermarket.**
- **Rare investment opportunity – great for owner-occupied investors.**
- **Rapidly growing area with huge economic value**
- **Potential Add Value to multi-level building.**
- **Zoning C-2**

The C-2 General Commercial Zone is intended to permit a wide range of retail and commercial services, professional offices, and medical facilities. The General Commercial designation supports higher-intensity commercial uses such as fast-food and sit-down restaurants, offices, auto services, and community-wide and regional retail establishments. Since many of these uses tend to be large in scale, appropriate locations provide regional exposure, high traffic visibility, and contain sites capable of accommodating expansive floor area and customer parking. The General Commercial designation should not apply to areas along low-volume residential roadways or in the midst of a residential neighborhood.

PRICE - \$1,850,000

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Showing by appointment only.







