

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

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REAL ESTATE AUCTION

Live Onsite & Online Simulcast Bidding
Opening Bid: \$300,000

ABERDEEN

5 UNIT APARTMENT BUILDING

Fully Occupied • Detached Garage
Opportunity Zone • TOD Zoning

Known As:

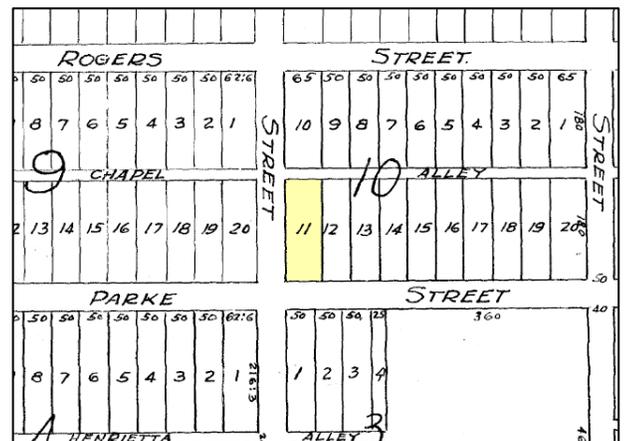
136 S. PARKE STREET

Corner Market Street
Aberdeen, Harford Co., Maryland 21001

\$76,200± Gross Annual Income

Online Bidding Opens
WEDNESDAY, APRIL 1, 2026

Live Onsite Auction
**FRIDAY, APRIL 3, 2026
AT 12:00 NOON**



NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

GENERAL INFORMATION:

136 S. Parke Street comprises a 100% occupied 5 unit apartment building and detached garage in Aberdeen. Total monthly rent is currently \$6,350, or \$76,200 per year. Aberdeen is home to Harford County's largest employment center, Aberdeen Proving Grounds, in addition to major commuter routes and Amtrak train service. The auction provides an excellent opportunity to buy a cash flow asset with a number of value-add strategies available in a very well demanded location.

LOCATION:

136 S. Parke Street is located in the City of Aberdeen in Harford County, Maryland. Aberdeen is an historic community best known currently as the home of Aberdeen Proving Grounds (APG). Located a short distance east of the property, APG is an expansive military base with a total workforce of approximately 20,000 people among both military and civilian employees and contractors. The property also sits less than one-quarter mile from the Aberdeen Train Station, with both Amtrak and MARC train service. US-40/Pulaski Hwy./Philadelphia Blvd. is one block east, providing a major commuter route throughout the surrounding area, in addition to a wide variety of retail options, dining and community oriented businesses. I-95 is approximately 2 miles west. The City's "Main Street" district is located just two blocks north. The property is located within a Federally designated Opportunity Zone, offering an array of tax incentives, as well as a Transportation Oriented Development zoning designation.

For more information about the area, please visit:

Aberdeen, MD – <https://www.aberdeenmd.gov/>

Harford County, MD – <https://www.harfordcountymd.gov/>

Opportunity Zones – <https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

SITE:

Lot size: 0.269 acre, more or less, according to public tax records

According to deed records, the lot fronts 65' on S. Parke Street with depths of 180' along Market Street. Landscaped front, rear and side yards. Rear alley access to detached two car garage.

Known as Lot 11, block 10, on the plat of "The Aberdeen Land and Improvement Company" recorded among the Harford County Land Records at Plat Book GCB 4, page 12.

Please see this auction's web page to view the Plat and GIS Map: <https://ajbillig.com/auction/136-s-parke-street/>

ZONING:

TOD Neighborhood – T4

According to the Aberdeen Zoning Code, the "The TOD Neighborhood District (TOD-N) consists of mixed uses but primarily residential and provides for a transition in development size from the adjacent TOD Districts to adjacent residential areas. Buildings range from two to four stories, include a variety of uses and building frontage types. Building placement and landscaping are variable, and streets include curbs and sidewalks to create a highly walkable district. This area is classified as the Transect Zone 4 and identified as "(T4)" on the Aberdeen TOD Regulating Plan."

For more information about City of Aberdeen Zoning, please visit:

Planning and Community Development – <https://www.aberdeenmd.gov/planning-and-community-development>

Please see this auction's web page to view the Zoning Map: <https://ajbillig.com/auction/136-s-parke-street/>

IMPROVEMENTS & UNIT DESCRIPTIONS:

Two and one half story free-standing building arranged for five dwelling units and detached rear two+ bay garage. According to public tax records, the building was constructed in 1919 and contains 4,536 square feet of gross building area including basement space.

Exterior features include siding, asphalt architectural shingle roof and mixed windows. Unit mix includes one 4-bedroom unit, three 1-bedroom units, a studio unit and the garage. Interior finishes include drywall, wood and LVP floors. Gas hot water heat. Gas fired how water heater. One electric and one gas meter.

The building is currently 100% occupied with a total monthly rent of \$6,350 including the garage. Total gross scheduled annual rent is \$76,200. Landlord paid utilities.

Existing leases, rent roll, and lead certificates available under Financial Information section.

TITLE:

The property is in fee simple and sold free and clear of liens.

TAXES:

Current annual real property taxes are a total of \$4,428.36 (\$1,736.56 for City of Aberdeen and \$2,691.80 for Harford County) based on a full value tax assessment of \$299,600.

FINANCIAL INFORMATION & LEASES:

Please see this auction's web page and complete the Waiver and Confidentiality Agreement to receive copies of rent roll, financials, and other due diligence information: <https://ajbillig.com/auction/136-s-parke-street/>

MANNER OF SALE:

Entirety sale only.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A deposit of \$40,000, payable by cashier's check, will be required of the purchaser at time and place of sale.

Online Auction Bidders – A deposit of \$40,000, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. Please see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/136-s-parke-street/>

The deposit shall be increased to 10% of the purchase price by 12:00 Noon, Monday, April 6, 2026 at the Auctioneer's office (wire or cashier's check). Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place by 5 P.M. Eastern Time on May 18, 2026. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. All adjustments, including taxes, rent, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of settlement and assumed thereafter by the Purchaser. Security deposit(s), if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing lease(s) of the tenant(s) in place, easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to City of Aberdeen and Harford County violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 6% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/136-s-parke-street/>



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PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation.

INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

