



RESIDENTIAL TREATMENT OPPORTUNITY

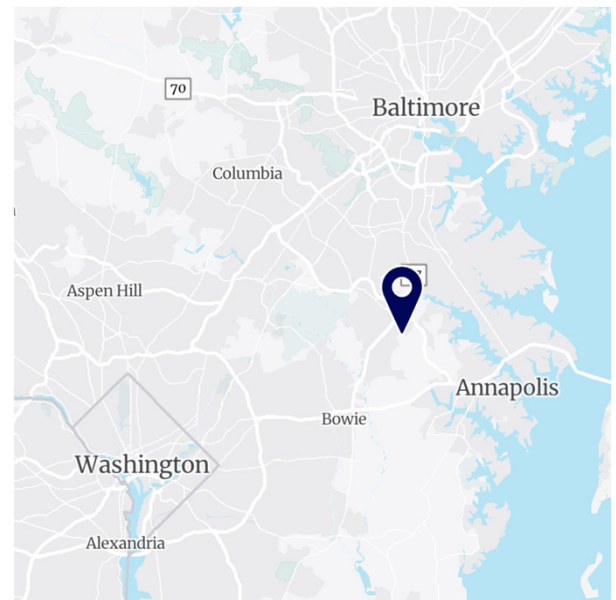
899 Cecil Avenue

Millersville, MD

Positioned for behavioral health. Primed for opportunity.
Unlock the potential of an approved inpatient behavioral health campus.

Property Highlights

- Zoned use by right for mental health or SNF (Senior Nursing Facility)
- ±28,277 SF two-story building
- Special exception permits up to 78 mental health beds
- 16 approved beds for substance abuse treatment
- Formerly an 87-bed skilled nursing facility
- Seller financing available
- Purchase price: \$1,750,000



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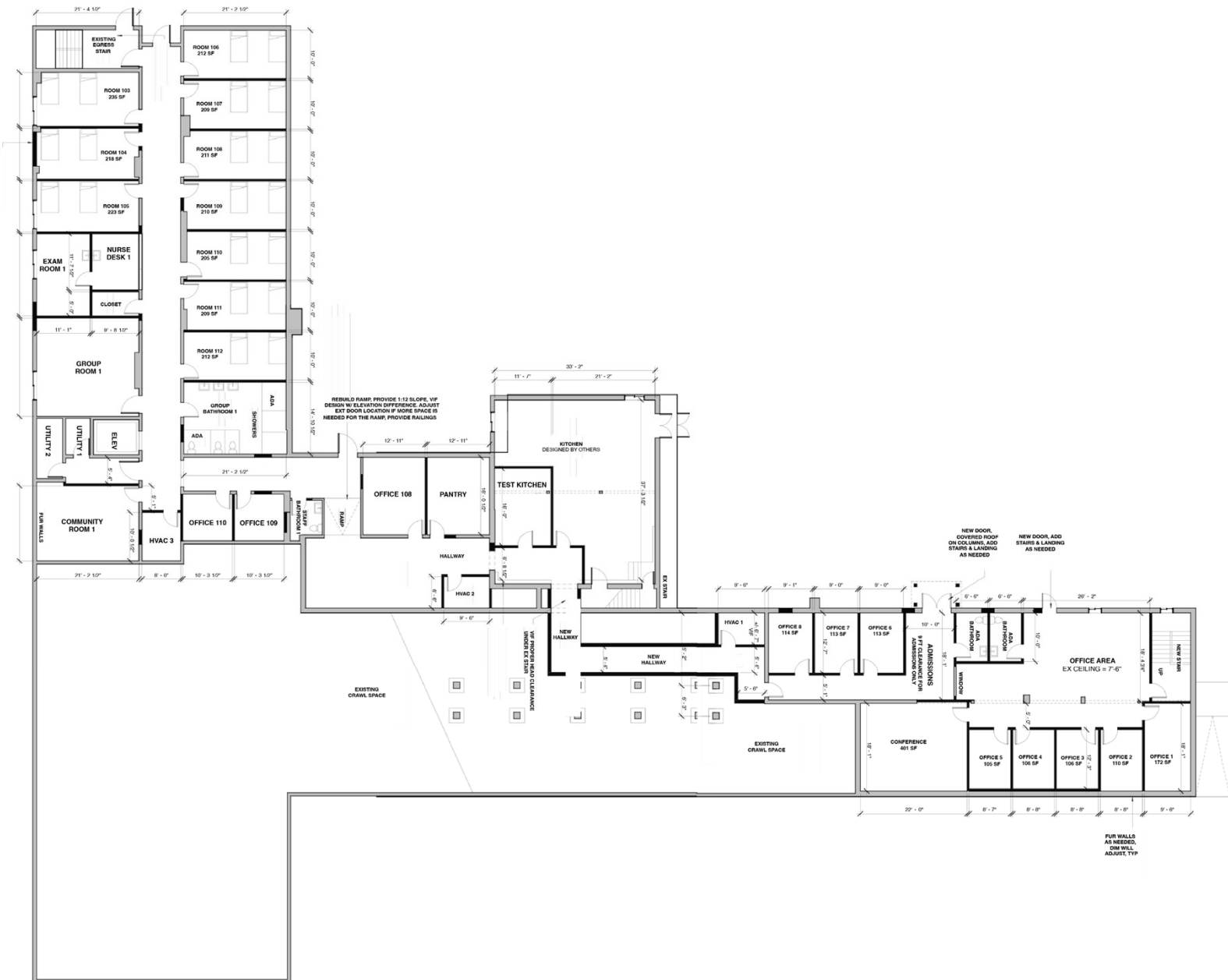
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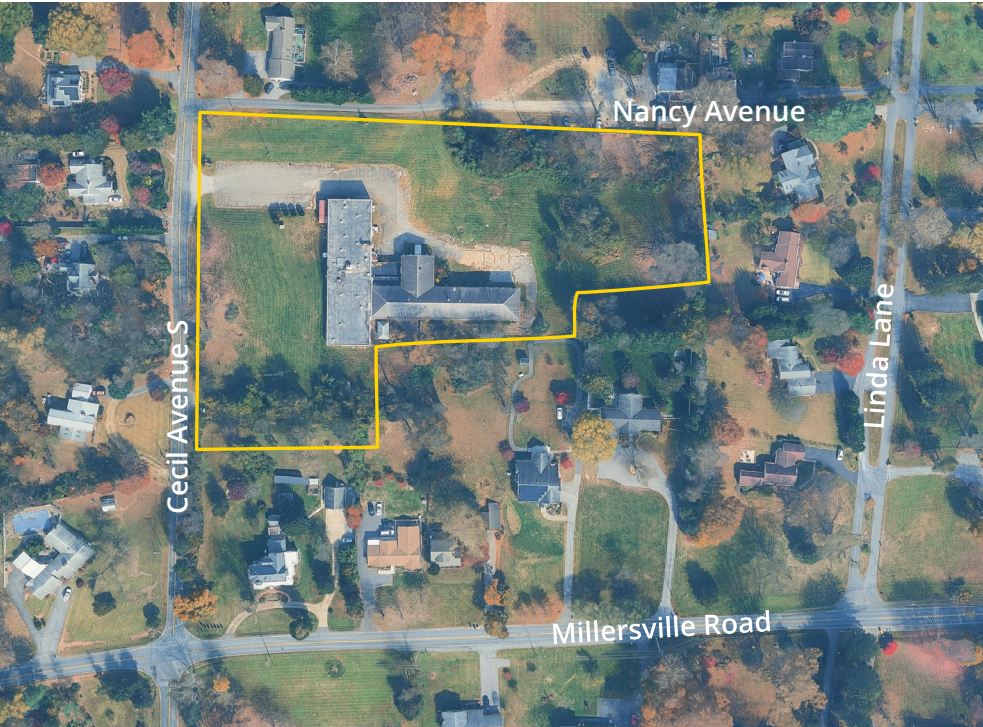
Building Floor Plans

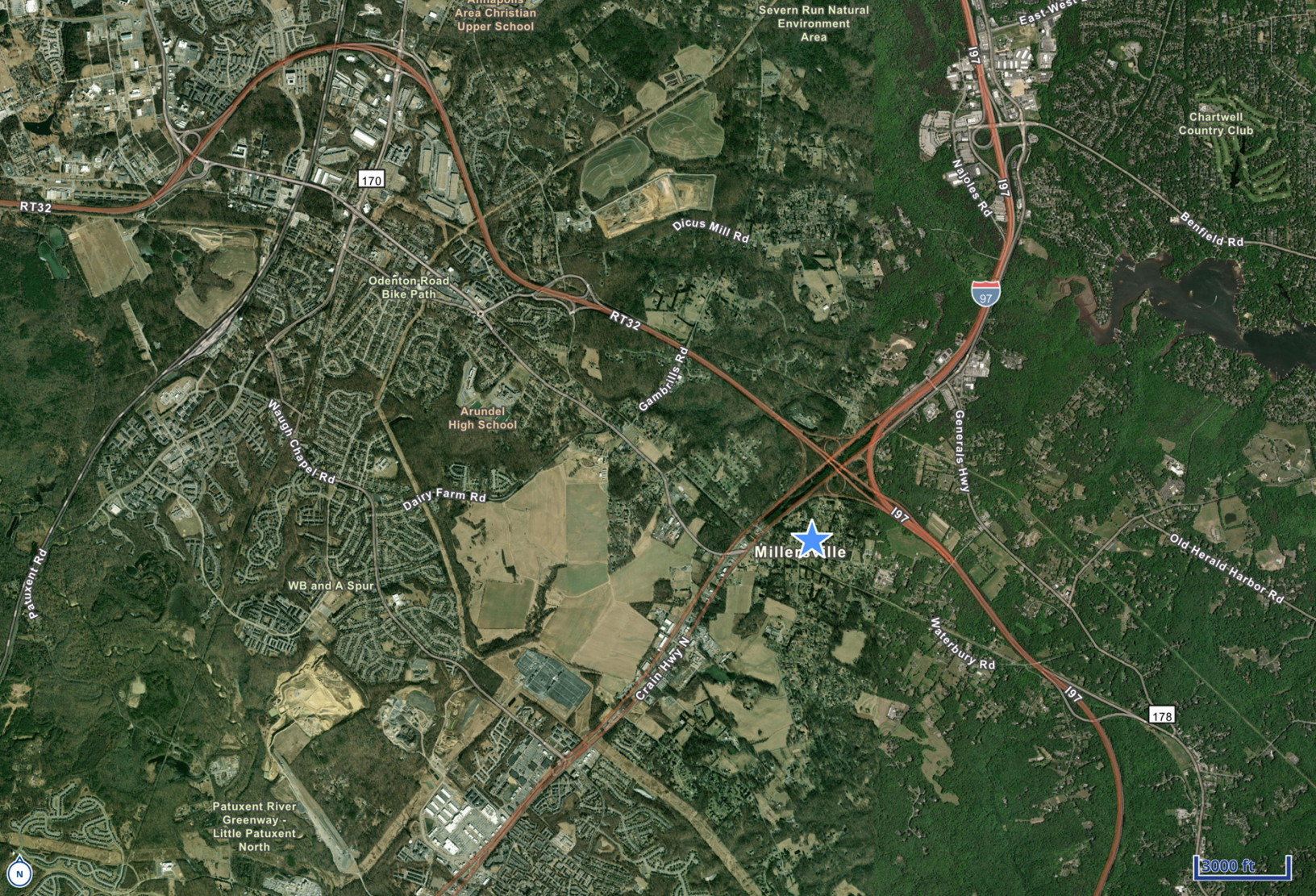
1st Floor



Building Floor Plans

2nd Floor





899 Cecil Avenue

Map/Lot# Map: 0030 / Grid#: 0022 / Parcel #:0186

Property Size ± 4.95 Acres

Current Owner Cecil Avenue Building LLC

Deed Book / Page Book 30454 / Page 342 (12/22/16)

Title Insurance Stewart Title guaranty Company

Topography Slope: South to North & West to East

Utilities Domestic Water; Onsitewell Electric Service; Baltimore Gas & Electric Natural Gas; Arundel Propane Sewer; 4 onsite septic fields; approved for proposed use by the county.

Parking 53 spaces

Built 1966 Phase I – Wing B: Wood-frame construction
1977 Phase II – Wing B: Cast-in-place concrete plank construction

Zoning

- Millersville is an un-incorporated township. Zoning is controlled by Anne Arundel County

Zoning Approvals

- On 1/17/2017 the County Council of Anne Arundel County passed Bill No. 96-16 permitting eating disorder treatment facilities as a “Special Exception” in an R1 zoning district.
- Permission to add 16 additional beds for substance abuse treatment.

Special Exception

- On April 19, 2017, the Administrative Hearing Officer of Anne Arundel County granted a “Special Exception” to allow an eating disorder treatment facility in at the subject property.
- Uses allowed Mental health / detox / eating disorder.

