

2 Acre Development Site in Waltherson



Location: 4115 Grenton Avenue, Baltimore, MD 21206
Block 5864, Lots 30, 31

- Quiet site tucked in between bustling Belair Rd. and Harford Rd.
- 1.5 miles to rapidly expanding Morgan State University.
- Minutes to 3 grocery stores: Aldi, Giant, and Safeway, 5-minute walk to popular Woodlea Bakery.
- 1.9 miles to Archbishop Curley High School and Clifton Park Golf Course.

Size: 84,681 sq. ft.; 1.944 acres – behind lots on Moravia Rd. and Grenton Ave.

- Site is higher than houses which face Moravia Rd., offering views of downtown Baltimore skyline.

Lot Info: Lots 30, 31 have not been consolidated.

Taxes: \$2,145.24 per year; Tax Assessment \$90,900.

Zoning: R5 – Residential District. Two Possible Scenarios:

- Build up to 34 units:
 - 2,500 sq. ft. required of lot area per Dwelling Unit “By Right.”
- Build up to 46 units:
 - 1,875 sq. ft. required of lot area per Dwelling Unit, for Age Restricted Housing, “By Right.”

Utilities: Water and Sewer connection available.

- 8” water line on St. Thomas Ave, 8” sewer line on Grenton Ave.
- Gas main on Simms Ave.

Pricing: \$550,000; \$6.50 per sq. ft.



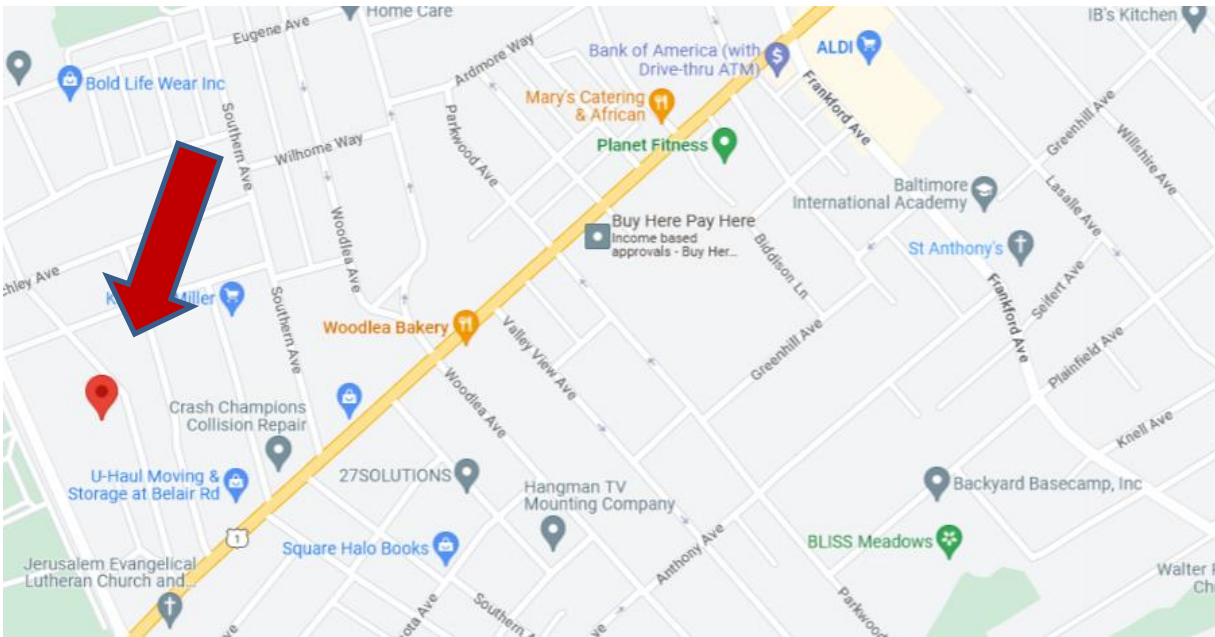
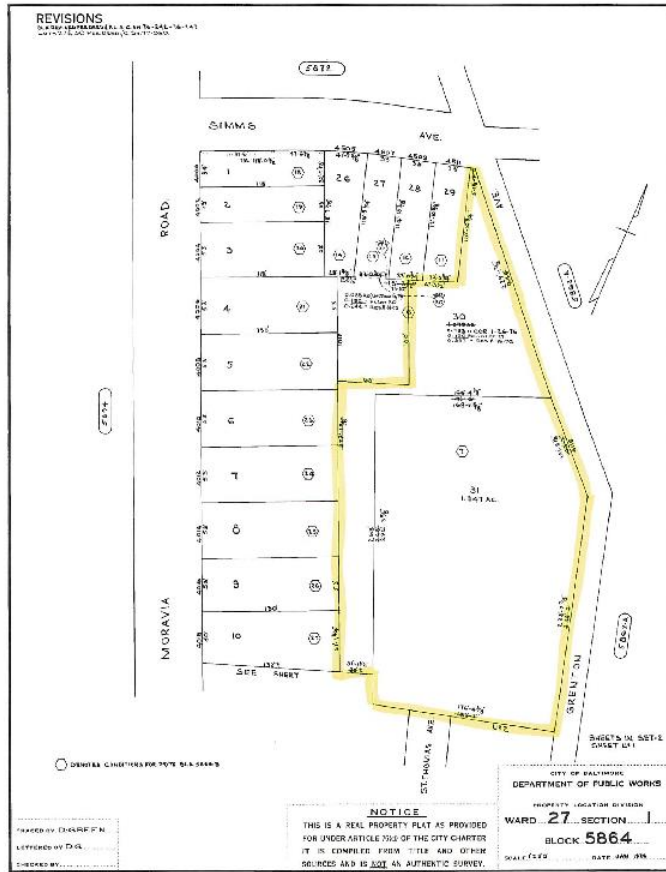
Call Will A. Cannon III

410 916 3331
Seller's Exclusive Agent

BenFrederick.com
410-235-9500

Property offered without regard to protected classes, including race, religion, color, creed, sex, marital & family status, and/or disability. Property offering is subject to prior sale & withdrawal at any time in the owner's discretion. All information should be considered as observed by Broker. Purchaser is advised to verify all information to Purchaser's satisfaction.

Information presented is believed accurate & from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations regarding this information, the Property; its physical condition, any of its components, nor its financial performance.



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Blue = Water

Green = Sanitary

4115 Grento Avenue

Baltimore City Utility Viewer -- Department of Public Works

Date: 2/22/2023 1 inch = 105 feet



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