



Chris Streett
 Streett Hopkins Real Estate, LLC
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Agent 360

538 S Philadelphia Blvd, Aberdeen, MD 21001

Active

Commercial Lease

\$2,300.00



MLS #: MDHR2023310
 Tax ID #: 1302019655
 Sub Type: Office
 Waterfront: No

Leasable SQFT: 1,236
 Price / Sq Ft: 1.86
 Business Use: Day Care Facility, Hair Salon and Spa, Medical, Other/General Retail, Professional, Vet/Kennel
 Year Built: 1930
 Property Condition: Excellent, Very Good

Location

County:	Harford, MD	School District:	Harford County Public Schools
In City Limits:	Yes	High School:	Aberdeen
Municipality:	Aberdeen		
Subdiv / Neigh:	NONE AVAILABLE		

Taxes and Assessment

Zoning: B3

Commercial Lease Information

Date Available:	06/26/23	Security Deposit:	\$2,300.00
Business Type:	Day Care Facility, Hair Salon and Spa, Medical, Other/General Retail, Professional, Vet/Kennel	Current Use:	Office, Professional Service, Retail
Traffic Count:	Greater than 30000	Leasable SQFT:	1,236
		Office SQFT:	1,236
		Contiguous SQFT Available:	Yes

Building Info

Foundation Details:	Block	Construction Materials:	Aluminum Siding
		Flooring Type:	Wood
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.26a / 11450sf / Estimated	Lot Features:	Corner
Fencing Y/N:	No	Tax Opportunity Zone Y/N:	Yes

Parking

Car Parking Spaces	8	Features:	On Street, Parking Lot
Total Parking Spaces	8		

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: No Cooling; Heating: 90% Forced Air; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Prime location for your growing business! Corner lot zoned commercial/residential with detached dwelling and parking lot on the corner of S. Philadelphia Blvd and James Street. High visibility. Over 30,000 cars per

day pass this location. Set up for many types of uses. Refinished wood flooring and many more updates. Detached garage is excluded from lease.

Public: Prime location for your growing business! Corner lot zoned commercial/residential with detached dwelling and parking lot on the corner of S. Philadelphia Blvd and James Street. High visibility. Over 30,000 cars per day pass this location. Set up for many types of uses. Refinished wood flooring and many more updates. Detached garage is excluded from lease.

Listing Office

Listing Agent: [Chris Streett](#) (75293) (Lic# 534297) (410) 967-9896
Listing Agent Email: chris@streetthopkins.com
Responsible Broker: Timothy Hopkins (26410) (Lic# 06121-MD)
Listing Office: [Streett Hopkins Real Estate, LLC](#) (HHC1) (Lic# Unknown)
118 S Main St, Bel Air, MD 21014-3818
Office Phone: (410) 879-7466 Office Fax: (410) 776-3149

Showing

Appointment Phone: (410) 879-7466  - [Schedule a showing](#)
Showing Contact: Agent
Contact Name: Chris Streett Lock Box Type: Combo
Showing Requirements: 24 Hours Notice, Call First - Listing Agent, Email First - Lister Lock Box Location: Back Door
Showing Method: In-Person Only
Directions: From S. Philadelphia Blvd (US Rt 40) north on James Street.

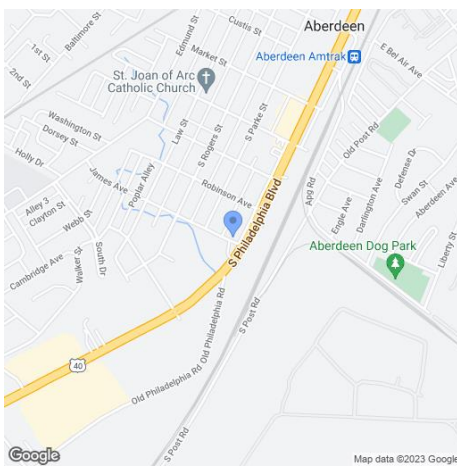
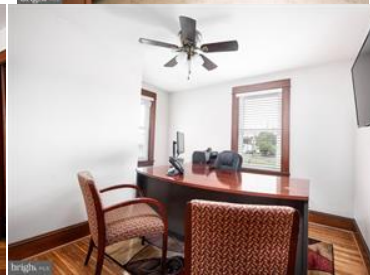
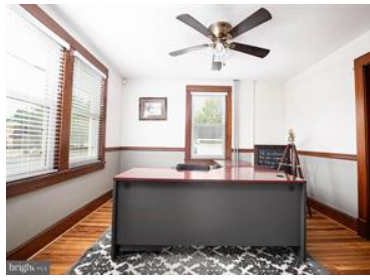
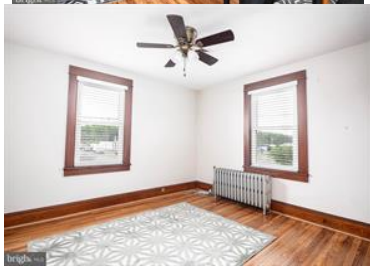
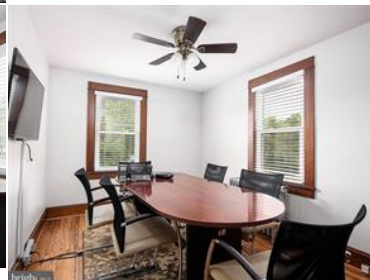
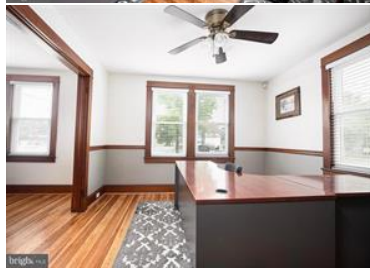
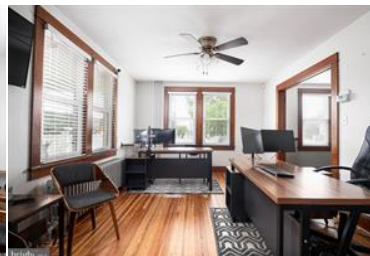
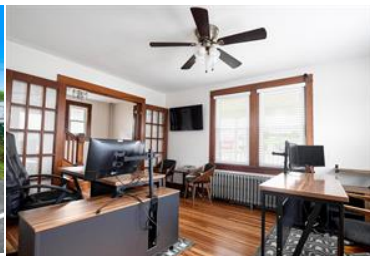
Compensation

Buyer Agency Comp: 3% Of Yearly Rent Sub Agency Comp: 3% Of Yearly Rent
Dual/Var Comm: No

Listing Details

Original Price: \$2,300.00 DOM / CDOM: 39 / 39
Listing Agrmnt Type: Exclusive Right Original MLS Name: BRIGHT
Prospects Excluded: No Expiration Date: 06/26/24
Dual Agency: Yes
Listing Term Begins: 06/26/2023
Listing Entry Date: 06/26/2023





Summary Information

Owner: Stephen Simmons

Property Class: Mixed Use

Owner Address: 538 S Philadelphia Blvd
 Owner City State: Aberdeen Md
 Owner Zip+4: 21001-3405
 Owner Occupied: Yes
 No Mail(P): No
 Owner Carrier Rt: C004

Annual Tax: \$4,086
 Record Date: 02/11/19
 Settle Date: 11/01/18
 Sale Amount: \$150,000
 Book: 13152
 Page: 208
 Tax Record Updated: 08/01/23

Geographic Information

County: Harford, MD Parcel Number: 1758
 Municipality: Aberdeen Grid: 0010
 High Sch Dist: Harford County Public Schools Census: 3029.021
 Tax ID: 1302019655 Qual Code: Average
 Tax Map: 0206 Sub District: 200
 Tax ID Alt: 02019655 Sub Parcel: 1758
 Tax Act Num: 019655
 City Council Dist: 02

Assessment & Tax Information

Tax Year: 2023 Annual Tax (Est): \$4,086 Taxable Total Asmt: \$262,000
 County Tax (Est): \$2,468 Taxable Land Asmt: \$171,700
 Municipal Tax (Est): \$1,618 Taxable Bldg Asmt: \$90,300
 Asmt As Of: 2023 State/County Tax: \$2,468
 Mult. Class: 20

Lot Characteristics

Pavement Desc: Asphalt SQFT: 11,450 Zoning: B3
 Acres: 0.2630 Zoning Desc: General Business District
 Roads: Paved

Building Characteristics

Total SQFT: 1,812 Full Baths: 1 Basement Type: Yes (Type Unknown)
 Residential Type: Standard Unit Total Baths: 1.0
 Residential Design: 1 Story Exterior: Siding - Alum/Viny Garage Type: Yes (Type Unknown)
 Stories: 2.00 Stories Desc: 2 Water: Public
 Total Units: 1 Roof: Shingle - Composite Year Built: 1930
 Abv Grd Fin SQFT: 1,236 Porch/Deck SQFT: 194 Total Below Grade: 576
 Below Grade Unfin SQFT: 576 Heat Delivery: Hot/Warm Air SQFT:
 Model: Standard Unit Outbuilding: Residential Total Garage SQFT: 336
 Fireplace Total: Structure/Improver
 Porch/Deck: Porch On Zoned Land
 Porch Type: 1 Story Open Property Class: CR
 Bldg Condition: Average Code:
 Sec 1 Construction: Sec 1 Area: 194 Sec 1 Story Type: 1
 Sec 1 Description: 1 Story Open Porch Sec 1 Dimensions:
 Sec 2 Construction: Sec 2 Area: 84 Sec 2 Story Type: 1
 Sec 2 Description: 1 Story No Basement Sec 2 Dimensions:
 Sec 3 Construction: Sec 3 Area: 576 Sec 3 Story Type: 2B
 Sec 3 Description: 2 Story with Basement Sec 3 Dimensions:

Codes & Descriptions

Land Use: CR Commercial/residential
 County Legal Desc: LOT 11450 SF 538 S PHILADELPHIA BLVD HALL PARK
 Use Type: 2 Story With Basement

MLS History

MLS Number	Category	Status	Status Date	Price
MDHR2023310	COML	Active	06/26/23	\$2,300.00
MDHR2023098	RESL	Active	06/23/23	\$2,300
1000112061	RES	Closed	11/01/18	\$150,000

Annual Tax Amounts

Year	County	Municipal	School	Annual
2023	\$2,468	\$1,618		\$4,086
2022	\$2,468	\$1,618		\$4,086
2021	\$2,566	\$1,637		\$4,204

2020	\$2,541	\$1,617	\$4,158
2019	\$2,529	\$1,609	\$4,139
2018	\$2,248	\$1,635	\$4,165
2016	\$2,227	\$1,636	\$4,142
2015	\$2,211	\$1,633	\$4,121
2014	\$2,195	\$1,670	\$4,140
2013	\$2,184	\$1,658	\$4,115
2011	\$2,048	\$1,554	\$3,859
2010	\$1,940	\$1,488	\$3,671
2009	\$1,924	\$1,457	\$3,619
2008	\$1,920	\$1,452	\$3,604

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2023	\$171,700	\$90,300	\$262,000			
2022	\$171,700	\$90,300	\$258,900			
2021	\$171,700	\$81,000	\$255,800			
2020	\$171,700	\$81,000	\$252,700			
2019	\$171,700	\$81,000	\$251,533	\$171,700	\$81,000	\$252,700
2018			\$251,533	\$171,700	\$81,000	\$252,700
2016			\$249,200	\$171,700	\$77,500	\$249,200
2015			\$247,400	\$171,700	\$77,500	\$249,200
2014			\$245,600	\$171,700	\$77,500	\$249,200
2013			\$243,800	\$171,700	\$72,100	\$243,800
2011			\$228,600	\$171,700	\$72,100	\$243,800
2010			\$216,490	\$137,400	\$83,650	\$221,050
2009			\$211,930	\$137,400	\$83,650	\$221,050
2008			\$207,370	\$137,400	\$69,970	\$207,370

Record Date: 02/11/2019 Book: 13152
 Settle Date: 11/01/2018 Page: 208
 Sales Amt: \$150,000 Doc Num:
 Sale Remarks:
 Owner Names: Stephen Simmons

Mort Rec Date: 02/11/2019 Lender Name: STATE FARM BK FSB STATE FARM BK FSB
 Mort Date: 11/01/2018 Term: 30
 Mort Amt: \$120,000 Due Date: 12/01/2048
 Remarks: ARM, Conv

Record Date: 11/20/2020 Book: 14279
 Settle Date: Page: 343
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: SFS ENTERPRISES LLC

Record Date: 09/23/1993 Book: 0
 Settle Date: Page: 0
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Bernice C James

Record Date: 06/21/1990 Book: 0
 Settle Date: Page: 0
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Naomi E James

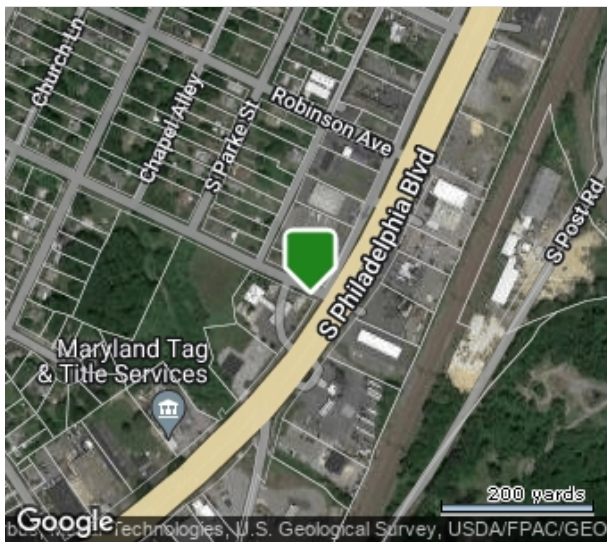
Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 24025C0193E Panel Date: 04/19/2016
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: Yes (X,X500,AE)

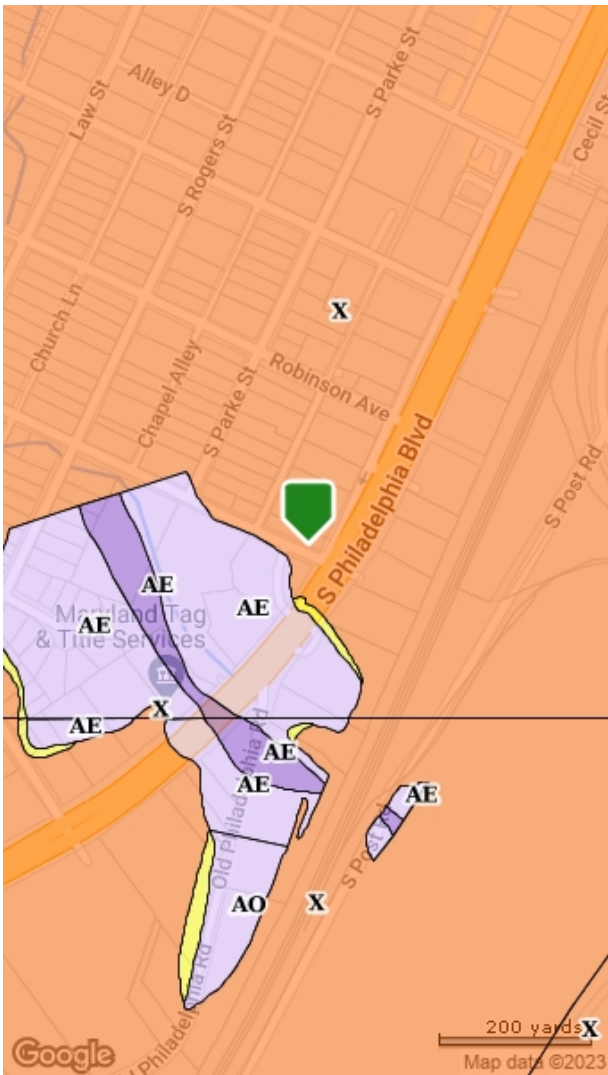
Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	11/01/2018	\$150,000	Stephen Simmons
Public Records		Record Date	11/20/2020	\$	SFS ENTERPRISES LLC
Public Records		Record Date	09/23/1993	\$	Bernice C James
Public Records		Record Date	06/21/1990	\$	Naomi E James

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: MDHR2023310	New Active	06/26/23	\$2,300.00
Prop. Type: Commercial Lease	New Listing	06/26/23	
DOM / CDOM: 39 / 39			
Listing Office: Streett Hopkins Real Estate, LLC			
<hr/>			
MLS#: MDHR2023098	New Active	06/23/23	\$2,300
Prop. Type: Residential Lease	New Listing	06/23/23	
DOM / CDOM: 42 / 42			
Listing Office: Streett Hopkins Real Estate, LLC			
<hr/>			
MLS#: 1000112061	Final Closed Price	11/02/18	\$150,000
Prop. Type: Residential	Closed	11/02/18	
DOM / CDOM: 413 / 413	Pending	08/27/18	
Listing Office: EXIT Preferred Realty	Price Decrease	08/17/17	\$200,000
	New Listing	07/11/17	\$249,200





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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