

2705 BEL AIR RD, FALLSTON, MD 21047



AUTO SERVICE BUILDING FOR SALE OR LEASE



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EQUAL HOUSING OPPORTUNITY



REALTOR®

COMMERCIAL PROPERTY



2705 BEL AIR RD, FALLSTON, MD 21047

EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

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PROPERTY SUMMARY

Rarely available Auto Service building for sale in Fallston MD. Fork Auto Body has owned and operated their business from this location since 1960.

The 2 all-brick/block construction buildings have a combined 21,260SF on a 2.27 acre lot. The front building has 19 service bays + office and showroom space. The rear building is a legal paint booth with 4 service bays. There is parking in front, in between buildings, with additional outdoor storage in the rear. There is additional space for expansion of the property to the West under the BGE easement area as has already been utilized by the current ownership. There are 20,000 CPD on Bel Air Rd passing the site daily. This property would be a great fit for any end-user or investor looking to break into the Fallston/Harford County market.



20,000 CARS PER DAY



OFFERING HIGHLIGHTS

OFFERING:

Sale Price: \$2,750,000

Rare Auto Service Property in Fallston Market

2.27 Acres

+/- 21,260SF Auto/Retail Building with Storage yard

2 Buildings

Zoning: B3 with small portion of AG in rear

Currently operated by Fork Auto Body since 1960

Roughly 1.5 acres of outdoor parking/storage

380ft of frontage on Bel Air Rd

Digital Pylon + 2 additional pylon signs

2 curb cuts on Bel Air Rd + 2 curb cuts on Wilgis Rd

20,000 CPD on Bel Air Rd

79,000 people living within 5 miles

\$127,000 Avg Household Income within 5 miles

Residential house in rear can be purchased separately



PROPERTY DETAILS

OFFERING:

All Brick & Block Construction

Front Building: 6 bay doors in front + 13 bay doors in rear + office and showroom space

Rear Building: Full paint booth with 4 bays

Electric HVAC units

2 wells, one on each side of building

Public septic

Natural gas on site

3 phase power

Rooftop Electric HVAC units for front spaces

Ground level Electric HVAC units for rear spaces

Front Facing Bays are 10ft x 10ft

Rear Facing Bays are 10ft wide x 9ft high

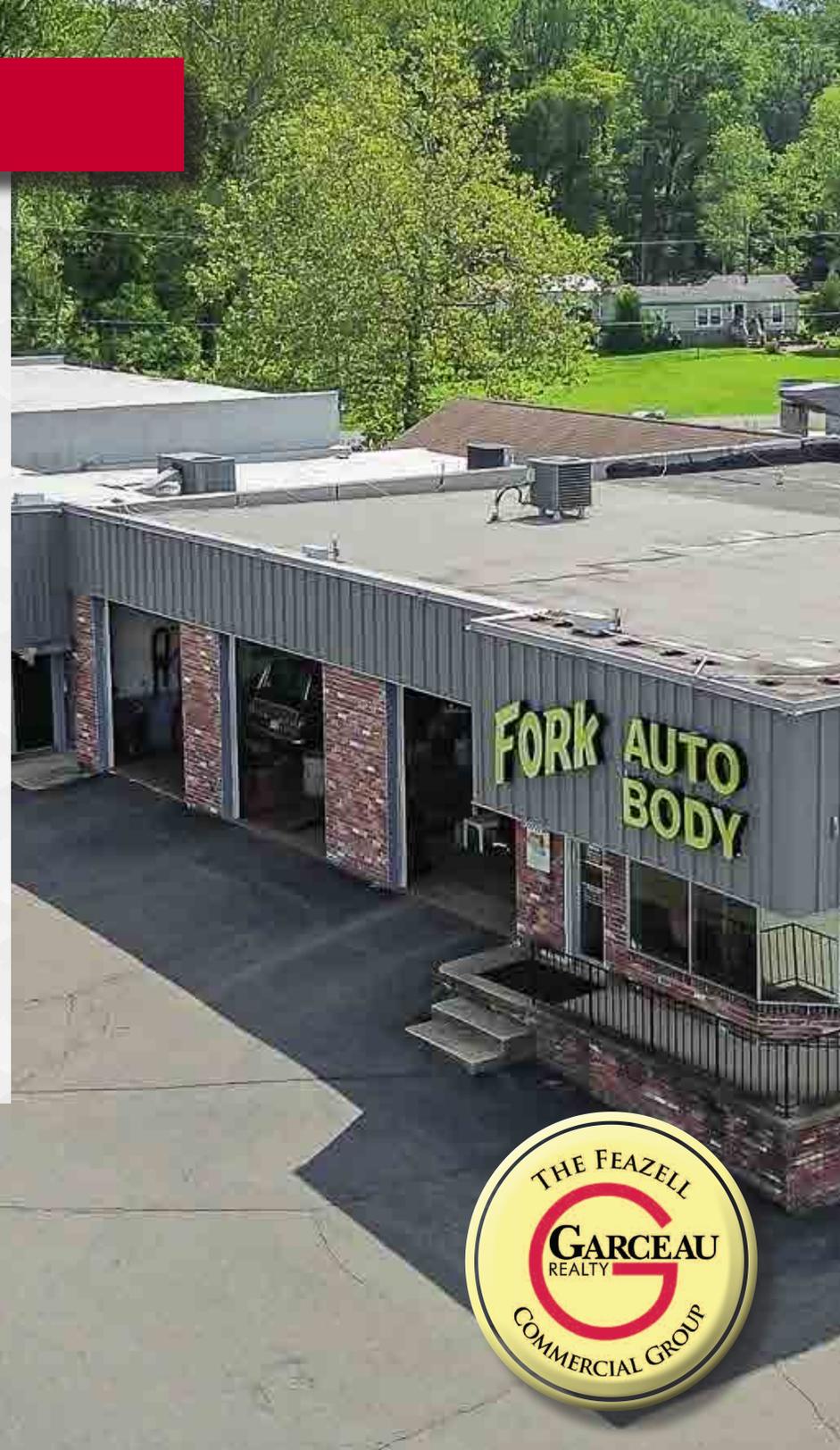
Separate building Bays are 10ft x 10ft

2 Bays under Beltone Building are 8ft x 8ft

Ceiling heights range from 11ft to 12ft to Bar Joists throughout

Ceiling heights range from 13ft to 14ft to Roof Deck throughout

Additional land for expansion to the West of the property in the BGE Easement area









RESIDENTIAL HOME CAN BE PURCHASED SEPARATELY

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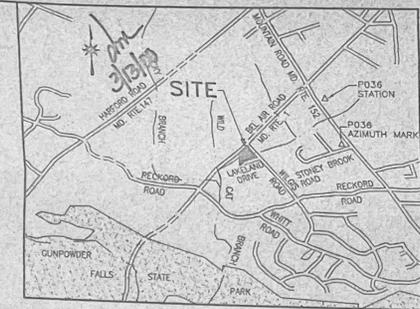
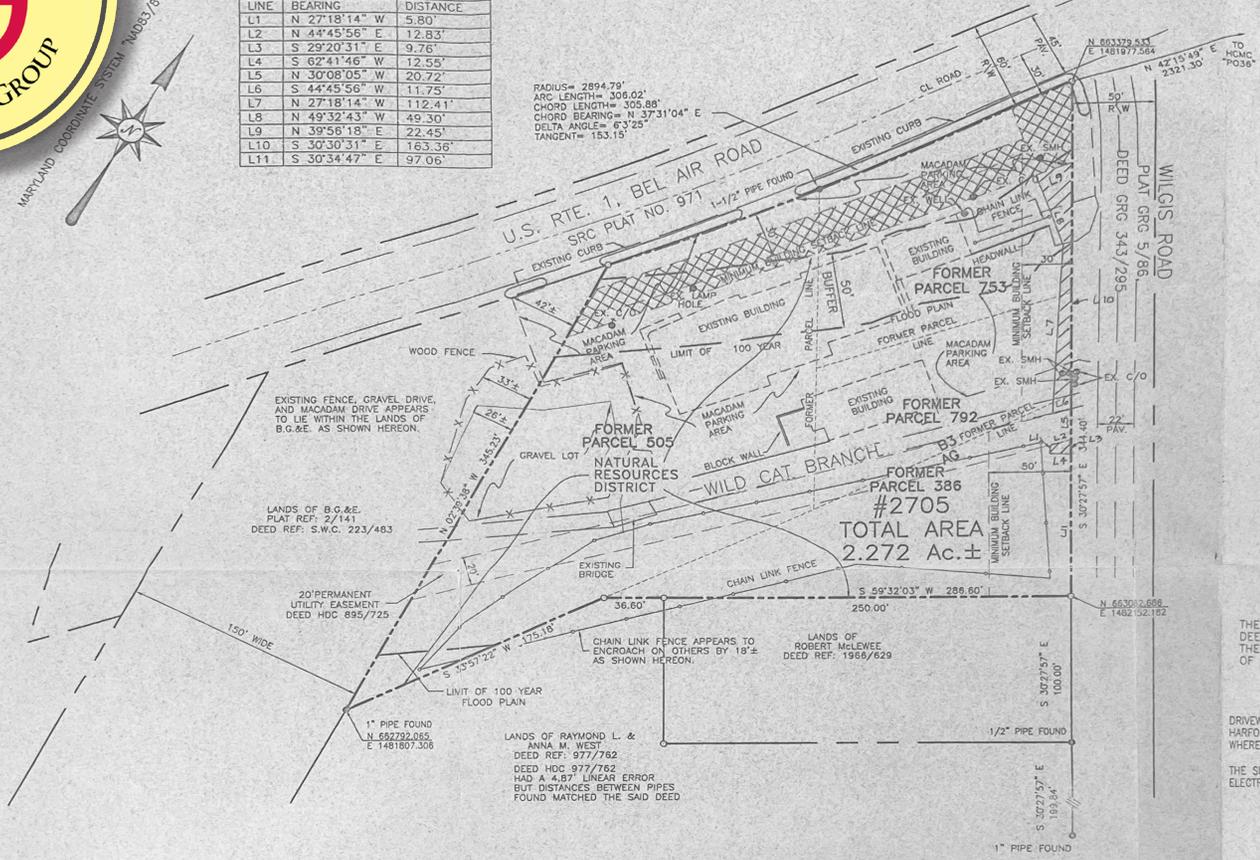


LINE TABLE FOR EASEMENT AREA TO BE RELEASED

LINE	BEARING	DISTANCE
L1	N 27°18'14" W	5.80'
L2	N 44°45'56" E	12.83'
L3	S 29°20'31" E	9.76'
L4	S 62°41'46" W	12.55'
L5	N 30°08'05" W	20.72'
L6	S 44°45'56" W	11.75'
L7	N 27°18'14" W	112.41'
L8	N 49°32'43" W	49.30'
L9	N 39°56'18" E	22.45'
L10	S 30°30'31" E	163.36'
L11	S 30°34'47" E	97.06'

RADIUS= 2894.79'
 ARC LENGTH= 306.02'
 CHORD LENGTH= 305.88'
 CHORD BEARING= N 37°31'04" E
 DELTA ANGLE= 6°3'25"
 TANGENT= 153.15'

100-92



LOCATION MAP
SCALE 1" = 200'

THE USE OF THE COMMUNITY WATER SUPPLY AND/OR OF THE COMMUNITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

Jason C. Kelly
HEALTH OFFICER

SITE DATA

- TOTAL ENCLOSED AREA: 2,272 Ac.±
- TAX MAP #55 PARCELS 505, 753, 792, 386
- DEED REFERENCES: PARCEL 505-872/56, PARCEL 753-878/54, PARCEL 792-850/352, PARCEL 386-1067/350
- PRESENT ZONING: PARCELS 792,753,505 B3 PARCEL 386 AG.
- #2705 INDICATES ADDRESS NUMBER.
- LOTS CREATED AFTER 2/8/77.

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE D.P.W. PLAT 4/35, DEED C.G.H. 2242/183 INASMUCH THE REMOVAL OF PART OF THE DRAINAGE AND UTILITY EASEMENT AND THE COMBINATION OF PARCELS 753, 505, 792, AND 386 AS SHOWN HEREON.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION, WHEREVER APPLICABLE.

THE SUBMISSION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

THE COORDINATES HEREON ARE BASED ON SURVEY CONTROL SUPPLIED BY HARFORD COUNTY D.P.W. MONUMENTS: LYNCHS CORNER 1989* (P036) N 865097.429 E 1483338.740

OWNER

FORK PAINT AND REPAIR, INC.
#2705 BEL AIR ROAD
FALLSTON, MD. 21047

PRINT DATE

JUN 7 2000

CAMPBELL & NOLAN ASSOCIATES, INC.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE(S) AE, A, AND X AS SHOWN ON FEMA FLOOD RATE INSURANCE RATE MAP, COMMUNITY PANEL #24025C0232 D, DATED JANUARY 7, 2000 OF HARFORD COUNTY, MARYLAND (UNINCORPORATED AREAS.) PANEL 232 OF 375. ZONE X IS AREA OF MINIMAL FLOODING. ZONES AE AND A ARE AREAS OF SPECIAL FLOOD HAZARDS.

[Cross-hatched symbol] DENOTES: PROPOSED LIMITS OF VARIABLE WIDTH EASEMENT. DPW PLAT 4/35 DEED C.G.H. 2242/183

[Diagonal lines symbol] DENOTES: EASEMENT AREA TO BE RELEASED. 0.039 Ac.±

RECORDING STAMP

Rec'd. for Record 6-7-00
 at 11:30 o'clock A.M. Same
 day recorded in Liber C.G.H.
 No. 100 Folio 92 one of
 the Plat Records of Harford
 County, Md. and examined
 CHARLES G. HIOB III, CLERK

SURVEYOR'S SEAL



FINAL PLAT

U.S. RTE. 1 - FORK PAINT & REPAIR

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND



Engineers • Land Surveyors • Landscape Architects
 Geotechnical Engineers • Environmental Engineers
 P.O. Box 441 • Bel Air, Maryland 21014-0441
 (410) 879-7200 • (410) 838-2784 • Fax (410) 838-1811
 E-mail: cnainc@erols.com

SCALE: 1" = 50'	DATE: 3-13-00
DRAWN BY: CND	DESIGN BY: RER
CHECKED BY: RER	JOB NO.: 90188

APPROVED: *Jason C. Kelly* 4/4/00
 DEPUTY STATE HEALTH OFFICER DATE

APPROVED: *[Signature]* 5-10-00
 DIR., DEPT. OF PUBLIC WORKS DATE

APPROVED: *[Signature]* 5-16-00
 DIR., DEPT. OF PLANNING & ZONING DATE

APPROVED: *[Signature]* 5-17-00
 COUNTY ATTORNEY DATE

APPROVED: *[Signature]* 5-23-00
 COUNTY EXECUTIVE DATE

APPROVED: *[Signature]* 5-23-00
 DIRECTOR OF ADMINISTRATION DATE

The Owner hereby grants to Harford County, Md. an easement for the construction, maintenance, repair and replacement of water, sewer and storm drainage lines within the drainage and utility easements and road improvement rights-of-way as shown on this plat.

Unless otherwise provided on this plat, the streets, roads, open spaces and public sites shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the land so shown is expressly reserved to the present owner(s) shown on this plat, their successors, heirs, and assigns. Nothing contained herein shall preclude the owner from conveying by deed the streets, roads, open spaces and public sites in fee to Harford County, Maryland.

No lot will be subdivided to produce a building site of less area or width than the minimum required by subdivision regulations or the County Health Officer.

Robert W. McLeewee 3/10/00
 OWNER: ROBERT W. McLEEWEE, VICE PRES. DATE
 FORK PAINT & REPAIR, INC.

09-397

11-00

NO VERTICAL CURVES (V) OR VERTICAL BLENDED CURVES (VB)