



Agent 360

2235 E Churchville Rd, Bel Air, MD 21015

Active

Listing

2235 E Churchville Rd, Bel Air, MD 21015

Active

Commercial Sale

\$1,050,000



MLS #: MDHR253330
 Tax ID #: 1303030849
 Ownership Interest: Fee Simple
 Sub Type: Other
 Waterfront: No

Available SqFt: 2,688.00
 Price / Sq Ft: 390.63
 Business Use: Other, Restaurant/Bar
 Year Built: 1950

Location

County: Harford, MD
 In City Limits: No
 Municipality: Unincorporated
 School District: Harford County Public Schools
 Election District: 3

Taxes and Assessment

Tax Annual Amt / Year: \$11,765 / 2021
 County Tax: \$11,705 / Annually
 Zoning: B2
 Tax Assessed Value: \$1,023,100 / 2021
 Imprv. Assessed Value: \$227,100
 Land Assessed Value: \$804,800
 Special Assmt: \$60.00

Commercial Sale Information

Business Type: Other, Restaurant/Bar
 Potential Tenancy: Single
 Building Total SQFT: 2,688 / Estimated

Building Info

Yr Major: 2016
 Reno/Remodel:
 Building Units Total: 1
 Building Total SQFT: 2,688 / Estimated
 Construction Materials: Block, Brick, Other
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.85a / 36808sf / Estimated

Parking

Car Parking Spaces: 45
Total Parking Spaces: 45
 Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: Other

Utilities

Utilities: Cable TV, Multiple Phone Lines, Natural Gas Available, Phone Connected, Central A/C, Cooling

Fuel: Electric, Heating: Hot Water, Zoned, Heating Fuel: Electric, Natural Gas, Hot Water: Natural Gas, Water Source: Private, Well, Sewer: On Site Septic

Remarks

Inclusions: Real Estate Only, not the Business, is for sale

Agent: Great investment opportunity! Income producing property! This listing is only for the real estate not the business/restaurant. Current lease conveys with the sale of the Real Estate. Current restaurant/bar is very successful. Do not disturb the staff or patrons. Showings only during when establishment is closed. Prime location on almost an acre of land on heavily travelled Churchville Road. Over 23,000 cars/day pass this location. Updated bar/restaurant with full sized kitchen. Outdoor patio. Over 45 parking spots on site. Please contact listing agent for access and details.

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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)
118 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 **Lock Box Type:** None
Contact Name: Chris Streett
Showing Requirements: 48 Hours Notice, Agent or Owner to be Present, Call First - Listing Agent, Do Not Contact Occupant, Do Not Show Without Appt, Email First - Lister, Lister Must Accompany, No Sign on Property, Tenant Occupied
Showing Method: In-Person Only
Directions: Rt 22 (Churchville Road) across from Harford Community College

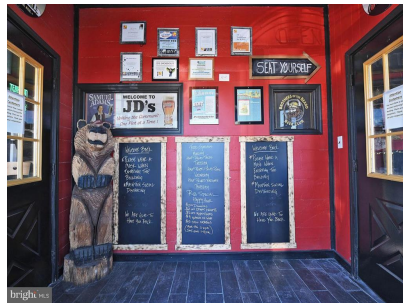
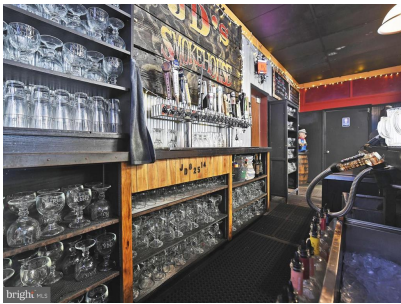
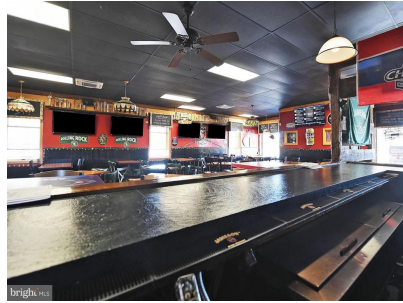
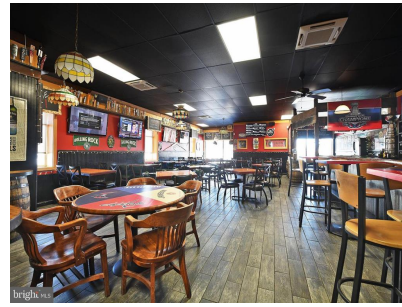
Compensation

Buyer Agency Comp: 2.5% Of Gross **Sub Agency Comp:** 2.5% Of Gross
Dual/Var Comm: No

Listing Details

Original Price: \$1,050,000 **Owner Name:** Bitner'S Churchville Partnership
Listing Agrmnt Type: Exclusive Right **DOM / CDOM:** 62 / 62
Prospects Excluded: No **Original MLS Name:** BRIGHT
Listing Service Type: Full Service **Expiration Date:** 12/31/21
Dual Agency: Yes
Sale Type: Standard
Listing Term Begins: 03/05/2021
Listing Entry Date: 03/05/2021
Possession: Negotiable







Public Records



Summary Information

Owner:	Bitner's Churchville Partnership	Property Class:	Commercial
Owner Address:	1435 Trappe Rd	Annual Tax:	\$11,765
Owner City State:	STREET MD	Record Date:	06/02/97
Owner Zip+4:	21154-2017	Book:	2524
Company Owner:	BITNER'S CHURCHVILLE PARTNERSHIP	Page:	863
No Mail(P):	No	Tax Record Updated:	03/05/21
Owner Carrier Rt:	R002		

Geographic Information

County:	Harford, MD	Parcel Number:	44
Municipality:	Unincorporated	Grid:	3B
High Sch Dist:	Harford County Public Schools	Census:	3037.002
Tax ID:	1303030849	Qual Code:	BELOW AVERA
Tax Map:	42	Sub District:	3
Tax ID Alt:	1303030849		
City Council Dist:	3		

Assessment & Tax Information

Tax Year:	2021	Annual Tax (Est):	\$11,765	Taxable Total Asmt:	\$1,023,100
County Tax (Est):	\$11,705	Taxable Land Asmt:	\$804,800	Special Tax:	\$60
Asmt As Of:	2021	Taxable Bldg Asmt:	\$227,100		
		State/County Tax:	\$11,705		

Lot Characteristics

Pavement Desc: ASPHALT	Sq Ft: 36,808	Zoning: B2
	Acres: 0.8450	Zoning Desc: COMMUNITY BUSINESS DISTRIC

Building Characteristics

Bldg Footprint SQFT: 2,688	Exterior: Block	Water: Private
Stories: 1.00	Stories Desc: 1.00	Sewer: Pvt/Comm
Total Units: 1	Roof: Built-Up	Year Built: 1950
Abv Grd Fin SQFT: 2,688	Heat Delivery: Central	Roof Desc: FLAT
Fireplace Total:	Other Bldgs: Yes	Other Amenities: FENCING 6FT; FENCING 4FT
	Outbuilding: SHED	
	Property Class: C	
	Code:	

Codes & Descriptions

Land Use: 104 Commercial
 County Legal Desc: LT 0.845 AC 2235 E CHURCHVILLE ROAD E OF THOMAS RUN RD
 Use Type: Restaurant

MLS History

MLS Number	Category	Status	Status Date	Price
MDHR253330	COM	Active	03/05/21	\$1,050,000

Tax History**Annual Tax Amounts**

Year	County	Municipal	School	Annual
2021	\$11,705			\$11,765
2020	\$11,705			\$11,765
2019	\$11,603			\$11,663
2018	\$10,477			\$11,663
2016	\$10,477			\$11,603
2015	\$10,494			\$11,622
2014	\$10,122			\$11,210
2013	\$9,749			\$10,797
2011	\$9,377			\$10,385
2010	\$9,378			\$10,386
2009	\$8,261			\$9,130
2008	\$5,895			\$6,505

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2021	\$804,800	\$227,100	\$1,023,100			
2020	\$804,800	\$200,700	\$1,014,300			
2019	\$804,800	\$200,700	\$1,005,500	\$804,800	\$200,700	\$1,005,500
2018			\$1,005,500	\$804,800	\$200,700	\$1,005,500
2016			\$1,005,500	\$804,800	\$200,700	\$1,005,500
2015			\$1,007,100	\$804,800	\$202,300	\$1,007,100
2014			\$971,367	\$804,800	\$202,300	\$1,007,100
2013			\$935,633	\$804,800	\$202,300	\$1,007,100
2011			\$899,900	\$804,800	\$95,100	\$899,900
2010			\$900,000	\$804,800	\$95,200	\$900,000
2009			\$776,400	\$804,800	\$203,200	\$1,008,000
2008			\$544,800	\$804,800	\$203,200	\$1,008,000

Sale & Mortgage

Record Date: 06/02/1997	Book: 2524
Settle Date:	Page: 863

Sales Amt: Doc Num:
Sale Remarks:
Owner Names: Bitner'S Churchville Partnership

Mort Rec Date: 08/06/2014 Lender Name:
Mort Date: 08/05/2014 Term: 20
Mort Amt: \$614,000 Due Date: 08/05/2034
Remarks: Conv, Refinance

Record Date: 07/22/1981 Book: 1147
Settle Date: Page: 406
Sales Amt: \$120,000 Doc Num:
Sale Remarks:
Owner Names: Bitner'S Churchville Prtnrshp

Flood Report

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: 24025C0167E Panel Date: 04/19/2016
Special Flood Hazard Area (SFHA): Out
Within 250 feet of multiple flood zone: No

History

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Property History

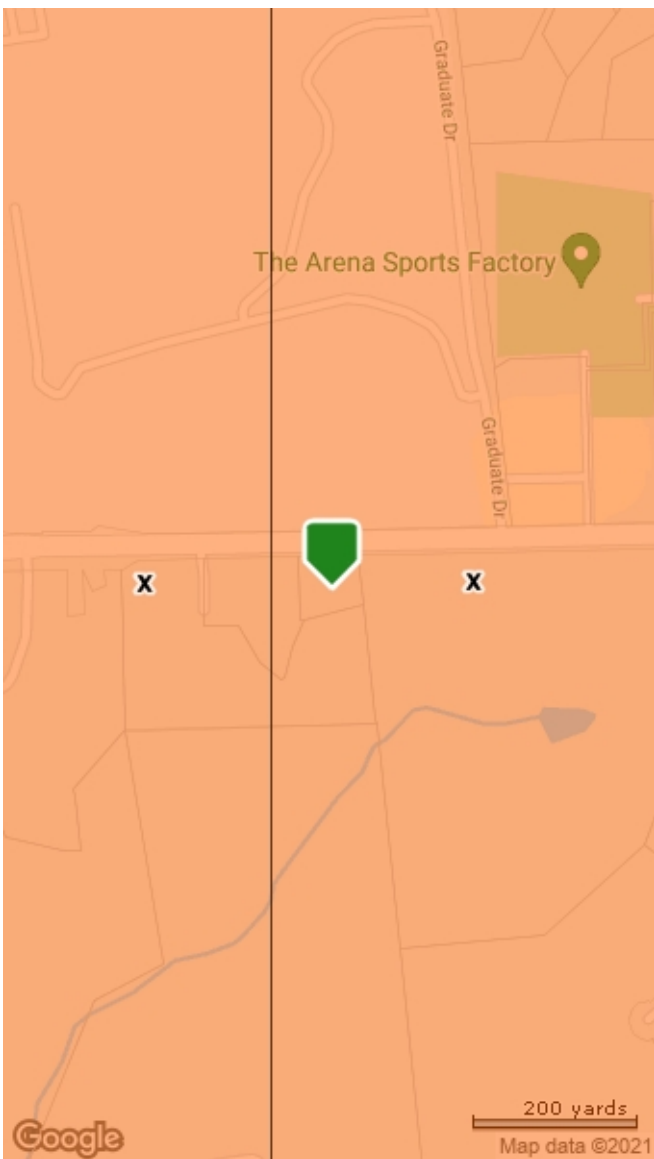
Source	Category	Status	Date	Price	Owner
Public Records		Record Date	06/02/1997	\$	Bitner'S Churchville Partnership
Public Records		Record Date	07/22/1981	\$120,000	Bitner'S Churchville Prtnrshp

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: MDHR253330	New Active	03/05/21	\$1,050,000
Prop. Type: Commercial Sale	New Listing	03/05/21	

DOM / CDOM: 62 / 62
Listing Office: [Streett Hopkins Real Estate, LLC](#)

Maps



- 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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