

APARTMENT BUILDING FOR SALE

26 Warren Street | Aberdeen, MD 21001



Commercial Sale

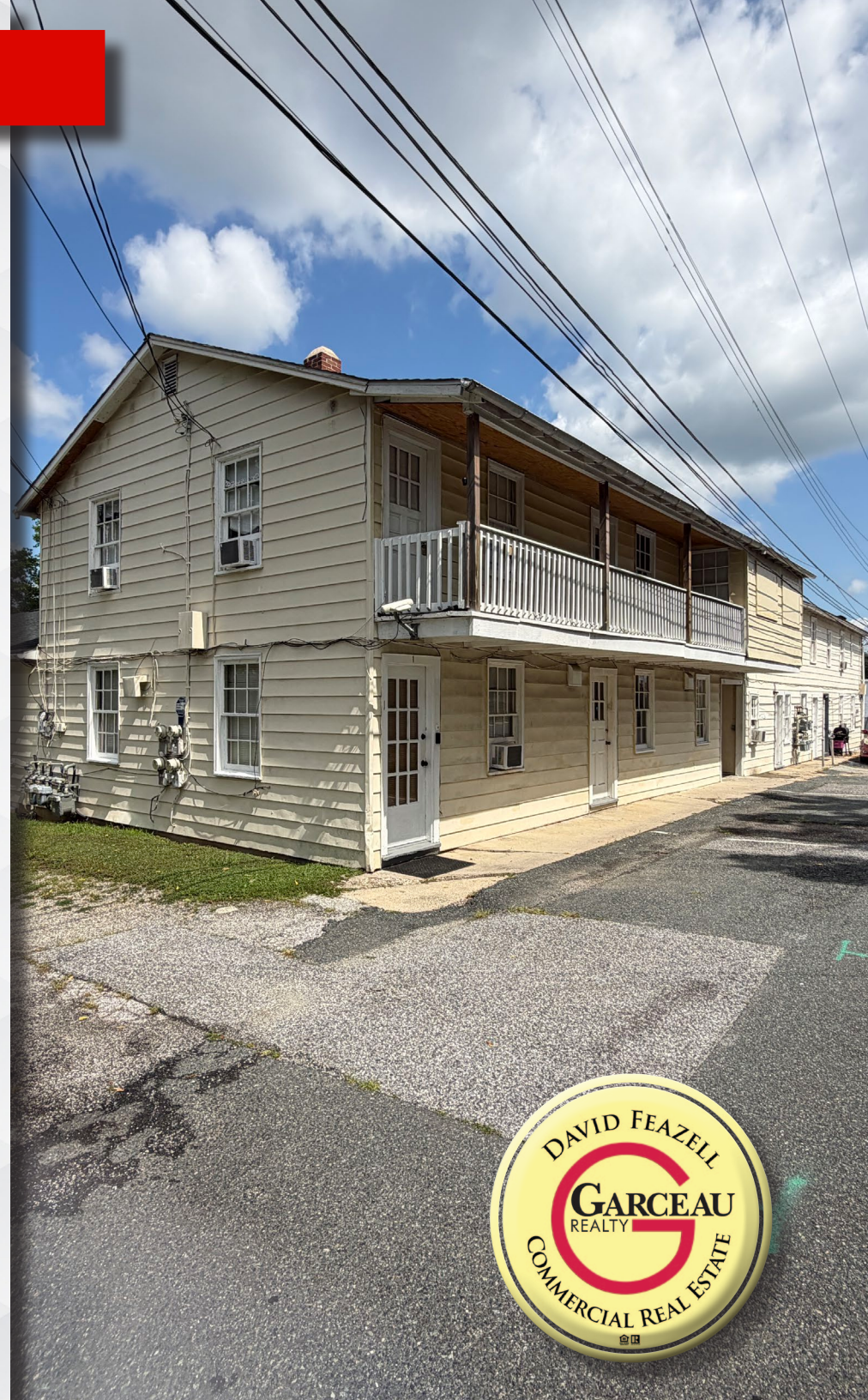
Rare 11 unit apartment building with an extra garage unit situated on a .42 acre lot with on-site parking.

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OFFERING SUMMARY

Rare 11 unit apartment building with an extra garage unit for sale in Aberdeen Maryland! This property sits on a .42 acre lot with on-site parking. The building is comprised of (6) 1 bedroom units, (4) 2 bedroom units, (1) 3 bedroom units, and (1) 2 car garage. Total Annual rents currently are \$130,020, and are significantly below market rate per unit! Only 1 vacant unit currently, and that space is being actively marketed for lease. There are many long term tenants in place all on month to month lease structures for future ownership flexibility. The building has up to date lead certificates. 6 of the units are separately metered for BG&E and the other 6 are paid for by Landlord which could be all converted to Tenant responsibility in time. This site sits in Aberdeen near APG with direct access to Rt 40 with quick access to I-95 and Rt 7. The site is surrounded by significant commercial and residential development with a constant demand for affordable residential apartment units. The apartment building is constantly in demand from tenants and would be a great addition to any investor's portfolio. Conveniently located near bus lines, shopping, restaurants, and everyday amenities, 26 Warren St offers stable in-place income, efficient operations, and a well-maintained asset for an investor looking to start or expand their portfolio. Multi-Family rental properties in Harford County and particularly Aberdeen are in very short supply with traditionally low vacancy rates.



SITE DETAILS

Price: \$1,100,000 (\$100k per door!)

Parcel Size: .42 Acres

Building Size: 7,224 SF

Year Built: 1935

Zoning: R2

Roof: Architectural roof replaced 3 years ago

Utilities: Public Water & Sewer & Natural Gas

Current rent roll: \$130,020 / year (\$950 average rent per unit)

Projected rent roll: \$169,800 / year (\$1250 average rent per unit)

Unit Composition: 11 apartment units + 1 garage unit

(1) 3 bedroom unit

(6) 1 bedroom units

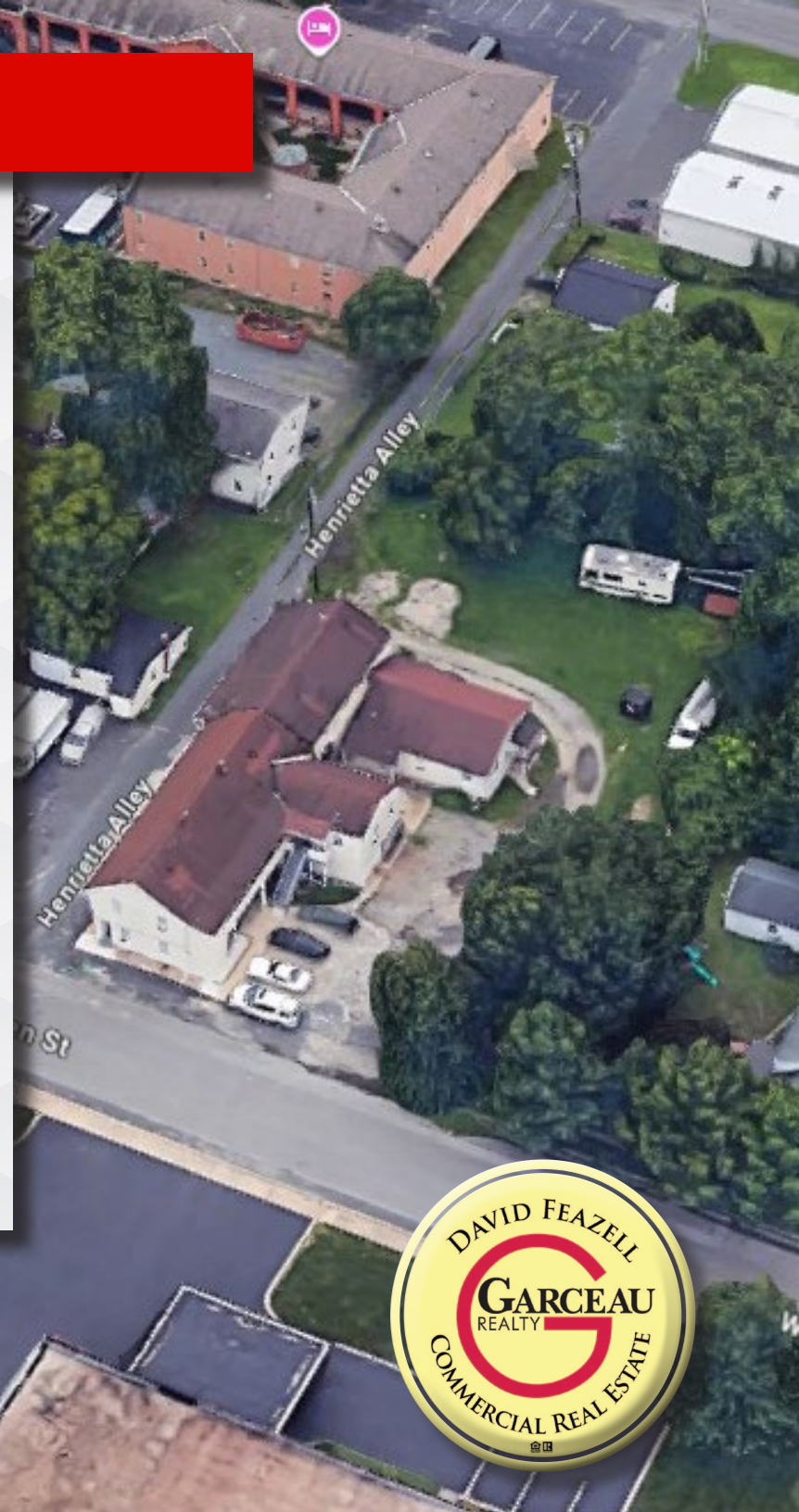
(4) 2 bedroom units

(1) 2 car garage

54,000 people living within 5 miles of the site

\$114,000 average household income within 5 miles of the site

35,000 Cars per day passing the site on S Philadelphia Blvd







35,000 Cars Passing Per Day on S Philadelphia Blvd













RENT ROLL

<u>unit #</u>	<u>rent price</u>	<u># of beds</u>	<u>who pays utilities</u>	<u>Tenants</u>	<u>Duration</u>	<u>Deposit</u>	<u>upcoming Move-i</u>	<u>current vacancies</u>		
W-1	\$950	1 LL		Steve Harold + Connie Adams	20+ years	no				
W-2	\$900	1 LL		Bill Zink	new	no	Sept 1st 2026			
W-3	\$1,200	3 tenant		Katie + Travis Adams (2 kids)	5 years	\$1,100				
W-4	\$795	2 tenant		Jochin Claude	20+ years	no				
W-5	\$795	1 LL		Jim & Dillon Smith	2 years	no				
W-6	\$1,000	2 tenant		Lisa Hietala	5 years	\$1,000				
W-7	\$850	2 tenant		Maurine & Andy Fields	7 years	no				
W-8	\$750	1 tenant		Rachel Miller	4 years	no				
W-9	\$1,100	1 tenant		VACANT	--	--		vacant		
W-10	\$400	GARAGE	LL	Herbert Guidice				this is a garage where the LL keeps a vintage ca		
W-11	\$995	1 LL		Minnie Aker	1 year	\$950				
W-12	\$1,100	2 LL		Herbert Guidice	1 year	no				
	\$10,835 Total									
	\$130,020 Annually									

