



Chris Streett
 Streett Hopkins Real Estate, LLC
 Office Ph: (410) 879-7466
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 chris@streetthopkins.com



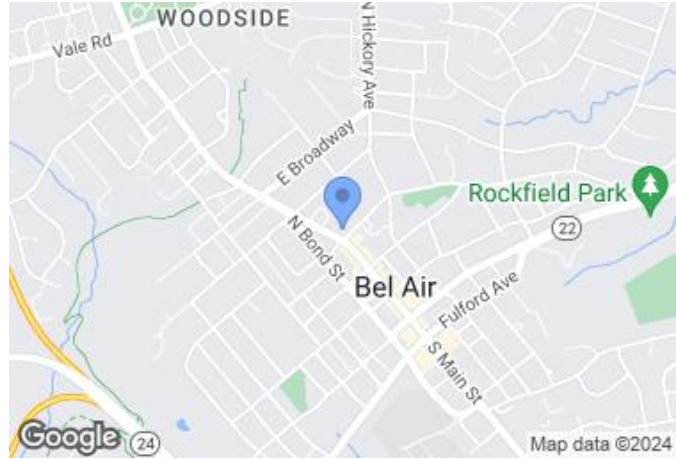
Agent 360

103 Main St #B, Bel Air, MD 21014

Active

Commercial Lease

\$2,178.00



Recent Change: **03/12/2024 : New Active : ->ACT**

MLS #: MDHR2029790
 Tax ID #: 1303011321
 Sub Type: Office
 Waterfront: No

Leasable SQFT: 1,350
 Price / Sq Ft: 1.61
 Business Use: Professional
 Year Built: 1968

Location

County: Harford, MD
 In City Limits: Yes
 Municipality: Bel Air
 School District: Harford County Public Schools
 Election District: 03

Association / Community Info

Property Manager: Yes

Taxes and Assessment

City/Town Tax: \$19,551 / Annually
 Zoning: B2A

Commercial Lease Information

Date Available: 03/12/24
 Business Type: Professional
 Tenant Pays: Common Area Maintenance, HVAC Maintenance, Insurance, Janitorial Service, Minor Interior Maintenance, Snow Removal, Taxes, Trash Removal, Utilities - Some, Water
 Security Deposit: \$1,827.00
 Current Use: Office
 Leasable SQFT: 1,350
 Existing Lease Type: Triple Net
 Final Lease Type: Triple Net

Expenses

Common Area Maint.: \$4,212.00
 CAM Price Per SQFT: 3.12

Building Info

Yr Major: 2024
 Reno/Remodel:
 Building Units Total: 6
 Building Total SQFT: 18,330 / Assessor
 Construction Materials: Stucco
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.86a / 37635sf / Assessor

Parking

Car Parking Spaces: 3
Total Parking Spaces: 3
 Features: On Street, Other Parking, Parking Lot

Interior Features

Interior Features: Accessibility Features: Elevator

Utilities

Utilities: Central A/C; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Premier Class A 2nd Floor Office Space with elevator & excellent exposure on Main Street in Downtown Bel Air. High traffic count daily. Space is approximately 1,350 sqft. 6 private offices with break room/kitchenette and private bathroom. Large parking lot in rear with 3 dedicated spots. Space was recently renovated/updated with fresh paint, updated flooring and ceiling tiles. Monthly rent of \$2,178 includes base rent and triple net charges. Lease rate is \$16.24/sqft NNN with the NNN being \$3.12/sqft. Call or email L/A for questions or showings.

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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) (Lic# Unknown)
118 S Main St, Bel Air, MD 21014-3818
Office Phone: (410) 879-7466 Office Fax:(410) 776-3149

Showing

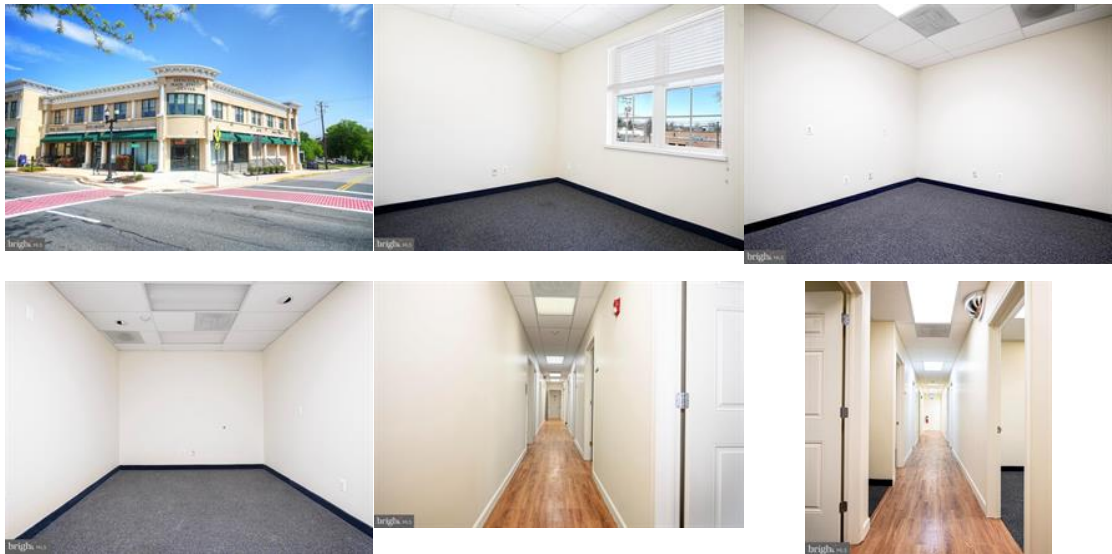
Appointment Phone: (410) 879-7466 [Schedule a showing](#)
Showing Contact: Agent Lock Box Type: None
Contact Name: Chris Streett
Showing Requirements: 24 Hours Notice, Agent or Owner to be Present, Call First - Listing Agent, Lister Must Accompany
Showing Method: In-Person and Live Video
Directions: Spenceola Main Street Center is on the corner of Main Street and Lee in downtown Bel Air.

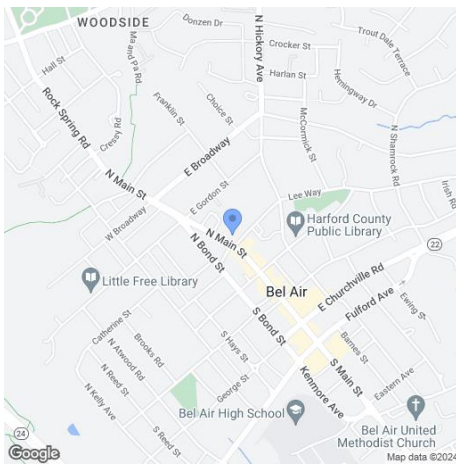
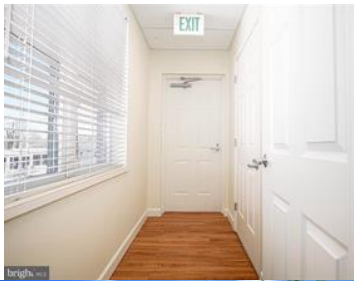
Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.
Buyer Agency Comp: 3% Of Yearly Rent Sub Agency Comp: 3% Of Yearly Rent
Dual/Var Comm: No

Listing Details

Original Price:	\$2,178.00	Owner Name:	Harrison'S Realty Management Llc
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	2 / 2
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	03/12/25
Listing Term Begins:	03/12/2024		
Listing Entry Date:	03/12/2024		
Disclosures:	Agent Related to Owner		





Summary Information

Owner:	Harrison's Realty Management Llc	Property Class:	Commercial
Owner Address:	101 N Main St Ste B	Annual Tax:	\$54,067
Owner City State:	Bel Air MD	Record Date:	07/30/07
Owner Zip+4:	21014-3568	Book:	7464
Company Owner:	HARRISON'S REALTY MANAGEMENT LLC	Page:	250
No Mail(P):	No	Tax Record Updated:	12/29/23
Owner Carrier Rt:	C012		

Geographic Information

County:	Harford, MD	Parcel Number:	203
Municipality:	Bel Air	Census:	3038.031
High Sch Dist:	Harford County Public Schools	Qual Code:	Average
Tax ID:	1303011321	Sub District:	300
Tax Map:	0301	Sub Parcel:	0203
Tax ID Alt:	03011321		
Tax Act Num:	011321		
City Council Dist:	03		

Assessment & Tax Information

Tax Year:	2023	Annual Tax:	\$54,067	Taxable Total Asmt:	\$3,620,633
County Tax:	\$34,515	Taxable Land Asmt:	\$676,300		
Municipal Tax:	\$19,551	Taxable Bldg Asmt:	\$2,789,100		
Asmt As Of:	2023	State/County Tax:	\$34,515		
				Mult. Class:	30

Lot Characteristics

Pavement Desc:	Asphalt	SQFT:	37,635	Zoning:	B2A
Site Influence:	COMMERCIAL/INDU	Acres:	0.8640	Zoning Desc:	Community Business Distric
		Roads:	Paved		

Building Characteristics

Total SQFT:	18,330	Exterior:	Stucco	Basement Type:	Yes (Type Unknown)
Bldg Footprint SQFT:	1,447	Stories Desc:	2.00	Water:	Public
Stories:	2.00	Porch/Deck SQFT:	100	Year Built:	1968
Total Units:	6	Heat Delivery:	Hot/Warm Air	Total Below Grade	984
Abv Grd Fin SQFT:	17,346	Other Bldgs:	Yes	SQFT:	
Below Grade Unfin SQFT:	984	Outbuilding:	Retail/Office Up		
Fireplace Total:		Property Class	C		
Porch Type:	1 Story Open	Code:			
Bldg Condition:	Average				
Sec 2 Construction:		Sec 2 Area:	1447	Sec 2 Story Type:	
Sec 2 Description:	Base Area (Commercial buildings)	Sec 2 Dimensions:		Sec 2 Type:	

Codes & Descriptions

Land Use: C Commercial
 County Legal Desc: LOT 37635 SF 101-117 N MAIN STREET SPENCEOLA MAIN ST 118/45
 Use Type: Retail Store

MLS History

MLS Number	Category	Status	Status Date	Price
MDHR2029790	COML	Active	03/12/24	\$2,178.00
MDHR232104	COML	Closed	02/06/20	\$20.00
1000110965	COML	Expired	12/31/18	\$20.00
1004226022	COML	Closed	01/01/14	\$21.00

Annual Tax Amounts

Year	County	Municipal	School	Annual
2023	\$34,515	\$19,551		\$54,067
2022	\$33,036	\$18,713		\$51,749
2021	\$34,768	\$18,713		\$53,482
2020	\$34,851	\$17,327		\$52,178
2019	\$35,036	\$17,419		\$52,455
2018	\$31,135	\$17,419		\$52,456
2016	\$31,135	\$17,419		\$52,456
2015	\$31,725	\$17,749		\$53,449
2014	\$31,725	\$17,749		\$53,449
2013	\$31,806	\$17,749		\$53,531
2011	\$33,242	\$18,550		\$55,947
2010	\$33,409	\$18,644		\$56,229
2009	\$32,119	\$17,686		\$53,767
2008	\$29,125	\$15,726		\$48,373

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2023	\$676,300	\$2,789,100	\$3,620,633			
2022	\$676,300	\$2,789,100	\$3,465,400			
2021	\$676,300	\$2,807,500	\$3,465,400			
2020	\$676,300	\$2,807,500	\$3,465,400			
2019	\$676,300	\$2,807,500	\$3,483,800	\$676,300	\$2,807,500	\$3,483,800
2018			\$3,483,800	\$676,300	\$2,807,500	\$3,483,800
2016			\$3,483,800	\$676,300	\$2,807,500	\$3,483,800
2015			\$3,549,800	\$676,300	\$2,873,500	\$3,549,800
2014			\$3,549,800	\$676,300	\$2,873,500	\$3,549,800
2013			\$3,549,800	\$676,300	\$2,873,500	\$3,549,800
2011			\$3,710,000	\$1,429,000	\$2,281,000	\$3,710,000
2010			\$3,728,700	\$1,429,000	\$2,299,700	\$3,728,700
2009			\$3,537,300	\$1,429,000	\$2,500,400	\$3,929,400
2008			\$3,145,200	\$1,429,000	\$2,500,400	\$3,929,400

Record Date: 07/30/2007 Book: 7464
 Settle Date: Page: 250
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Harrison'S Realty Management Llc

Mort Rec Date: 12/14/2020
Mort Date: 02/18/1947
Mort Amt: \$390,000
Remarks: Conv

Lender Name:
Term: 0
Due Date:

Record Date: 09/03/2004 Book: 5574
Settle Date: Page: 692
Sales Amt: Doc Num:
Sale Remarks:
Owner Names: Harrison'S Realty Management Llc

Record Date: Book: 3526
Settle Date: Page: 590
Sales Amt: Doc Num:
Sale Remarks:
Owner Names: George F Harrison Jr

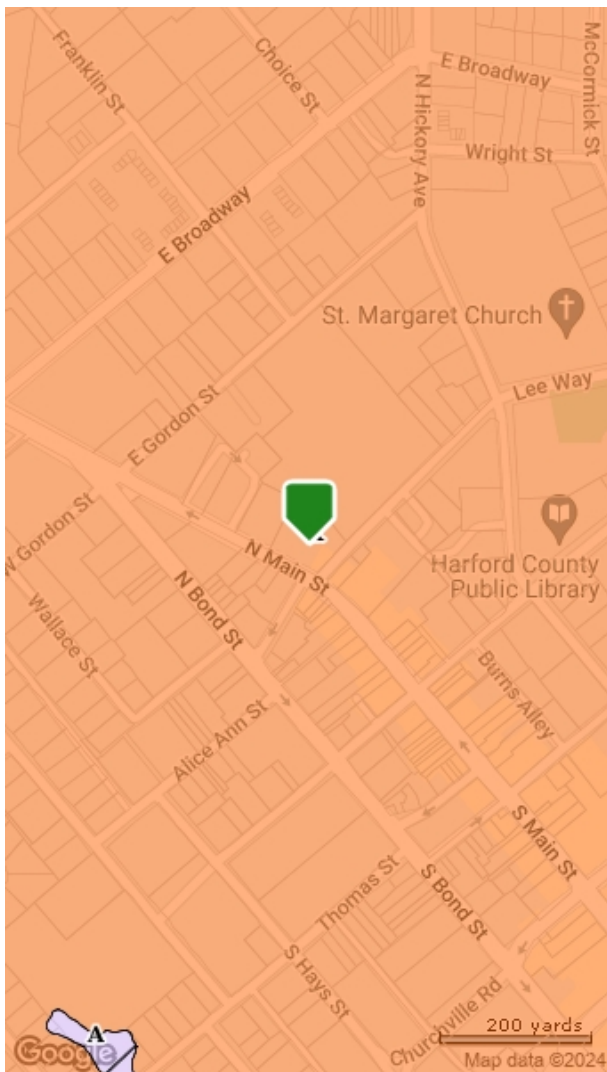
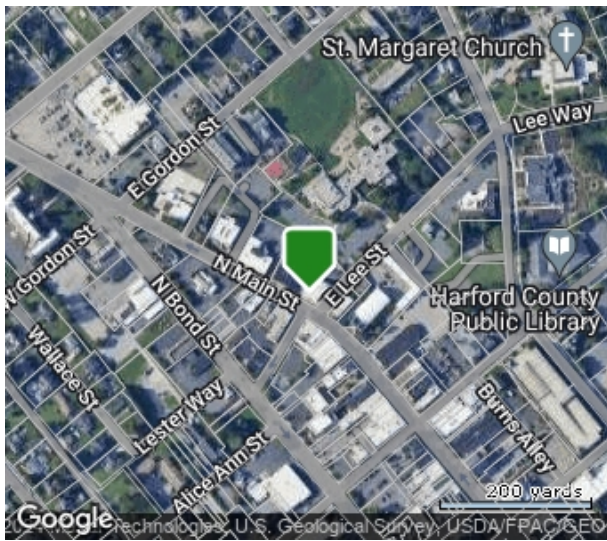
Flood Zone in Center of Parcel: X
Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
Flood Zone Panel: 24025C0161E Panel Date: 04/19/2016
Special Flood Hazard Area (SFHA): Out
Within 250 feet of multiple flood zone: No

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Record Date	07/30/2007	\$	Harrison'S Realty Management Llc
Public Records		Record Date	09/03/2004	\$	Harrison'S Realty Management Llc
Public Records				\$	George F Harrison Jr

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: MDHR2029790	New Active	03/12/24	\$2,178.00
Prop. Type: Commercial Lease	New Listing	03/12/24	
DOM / CDOM: 2 / 2			
Listing Office: Streett Hopkins Real Estate, LLC			
MLS#: MDHR232104	Final Closed Price	02/06/20	\$20.00
Prop. Type: Commercial Lease	Closed	02/06/20	
DOM / CDOM: 273 / 273	New Active	05/10/19	\$20.00
Listing Office: Streett Hopkins Real Estate, LLC	New Listing	05/10/19	\$20.00
MLS#: 1000110965	Expired	12/31/18	
Prop. Type: Commercial Lease	Price Decrease	09/02/17	\$20.00
DOM / CDOM: 725 / 725	Price Increase	03/23/17	\$20.01
Listing Office: Streett Hopkins Real Estate, LLC	New Listing	01/06/17	\$20.00



- 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.

