

FOR SALE & FOR LEASE

4101 WILKENS AVE

BALTIMORE, MD 21229

BALTIMORE COUNTY | BL ZONING

**JUST 1 MILE INSIDE THE BELTWAY
NEAR ST. AGNES HOSPITAL**

LEASE RATE: \$24.00 PSF NNN

REAR SUITE A ONLY: \$1,500/MONTH

**OFFERING PRICE
\$600,000**



PROPERTY HIGHLIGHTS

- ✓ Offered For Sale & For Lease
- ✓ Fully Renovated – New Roof, Framing, HVAC, Plumbing, Electric, Flooring, Trim, Doors, Paint, Windows, Insulation & More!
- ✓ One Space Remaining on Main Level (Rear of Suite A)
- ✓ Basement Available – Ideal for Office, Storage or Residential Conversion
- ✓ Great for Retail, Salon, Barber Shop, Professional Office, Restaurant & More
- ✓ High Visibility on Wilkens Ave
- ✓ Adjacent Convenience Store & Deli
- ✓ Potential Seafood Vendor in Parking Area
- ✓ Rent with Option to Purchase Available with the Right Offer & Tenant
- ✓ Property & Accessory Building Also For Sale

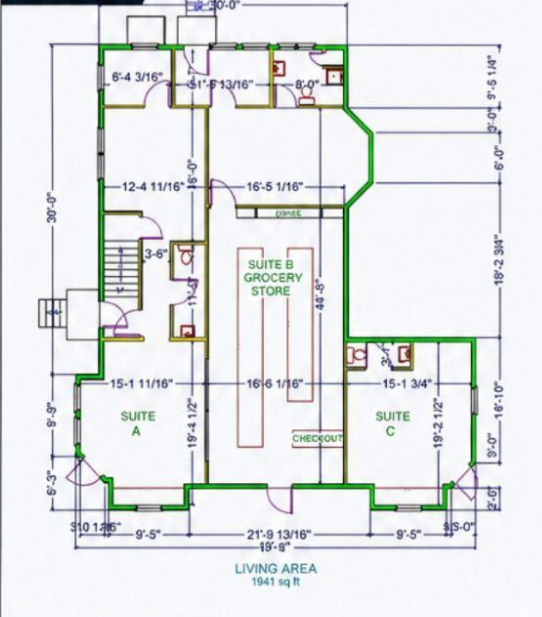
PROPERTY OVERVIEW

Exceptional opportunity to acquire or lease a fully renovated mixed-use commercial property located on highly visible Wilkens Avenue in Baltimore County, just one mile inside I-695 and close to St. Agnes Hospital. This property has been completely renovated with all new roofing, framing, HVAC, plumbing, electric, floor covering, trim, doors, paint, windows, insulation and more.

The property features multiple occupied retail tenants creating strong daily traffic, with one remaining space available on the main level and flexible basement space for office, storage or residential conversion.

The adjacent accessory building operates as a convenience store and deli, and there is talk of a seafood vendor (crabs, etc.) setting up in the parking area between the two buildings—creating even more activity and opportunity for continued success.

FLOOR PLAN



CURRENT TENANT MIX



**SUITE A
FRONT**
Clothing
Retailer



SUITE B
Furniture,
Bedding, Video
Games & More



SUITE C
Diabetic
Supply
Store



**ADJACENT
BUILDING**
Convenience
Store & Deli



**POTENTIAL
SEAFOOD
VENDOR**
In Parking Area

AVAILABLE SPACES

REAR SUITE A (MAIN LEVEL)

- Approx. 300 SF
- Open retail/office area with private rear room
- Shared powder room
- Rent Entire Rear Suite A for \$1,500/month
- Ideal for salon, barber shop, retail, professional office, beauty, jewelry & more

BASEMENT SPACE

- Built out as two residential apartments (shell condition)
- Each has full bath, kitchen and living room
- Easily combined for office or other commercial use
- Rent is negotiable and dependent upon use

PROPERTY DETAILS

Price:	\$600,000
Lease Rate:	\$24.00 PSF NNN
Rear Suite A Only:	\$1,500/Month
Zoning:	BL – Baltimore County
Property Type:	Mixed-Use Retail / Office
Building Size:	Approximately 1,941 SF (Main Level)
Basement:	Full – Built out as 2 Residential Units (Shell)
Parking:	On-Site Parking Lot
Condition:	Fully Renovated

IDEAL USES

- ✓ Barber Shop
- ✓ Hair Salon
- ✓ Nail Salon
- ✓ Small Retail Store
- ✓ Jewelry Store
- ✓ Beauty Salon
- ✓ Restaurant / Cafe
- ✓ Professional Office (Legal, Accounting, Real Estate, Insurance)
- ✓ Medical Office
- ✓ Administrative Office
- ✓ Consulting Services
- ✓ & Many More!

LOCATION HIGHLIGHTS

- 📍 1 Mile Inside I-695 (Beltway)
- 📍 On the Baltimore City Line
- 🏥 Close to Ascension St. Agnes Hospital
- 🚗 High Traffic & Excellent Visibility
- 🔒 Strong Retail Corridor with Daily Customer Traffic



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