

AUTO REPAIR/RETAIL BUILDING FOR SALE



400 N. Highland Ave Baltimore MD 21224



FOR SALE AUTO REPAIR/RETAIL

400 NORTH HIGHLAND AVENUE



OFFERING SUMMARY

PRICE:	\$700,000
BUILDING SF:	1,653 SF
PROPERTY SF	0.22 ac
TAXES:	\$3,306
TRAFFIC COUNT:	134,171 VPD
YEAR BUILT:	1964
ZONING:	C-3

PROPERTY OVERVIEW

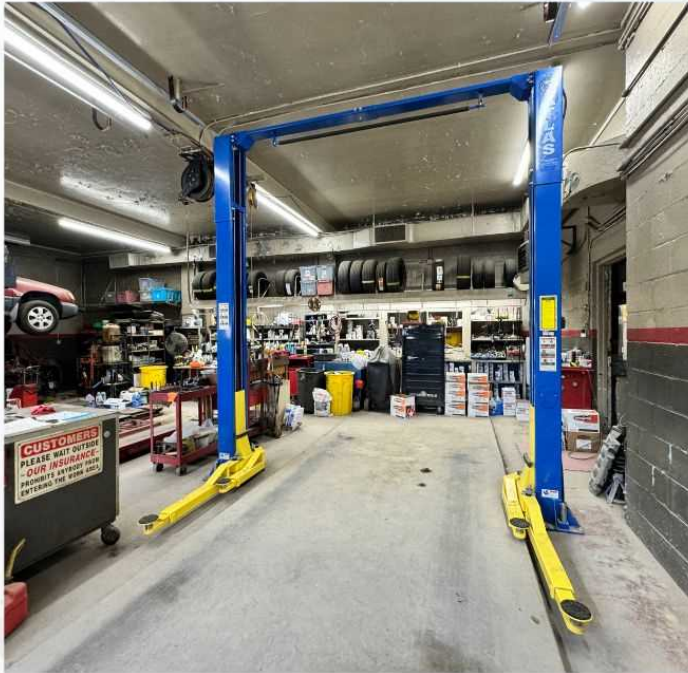
- Auto repair/retail building FOR SALE
- Building includes 3 bay garages with lifts, canopy/awning, office space, restroom, and storage room.
- 9600 SF lot, 7000 SF asphalt paved. Parking for 5 midsize box trucks and 8 vehicles.
- Heat and air conditioning in office space.
- Great visibility, located on the corner of Pulaski Highway and Highland Ave. One mile from major commuter routes 895 and 95.



HELEN DELLHEIM
O: (410) 258-4136
C: (410) 258-4136
helen@wincommercial.com

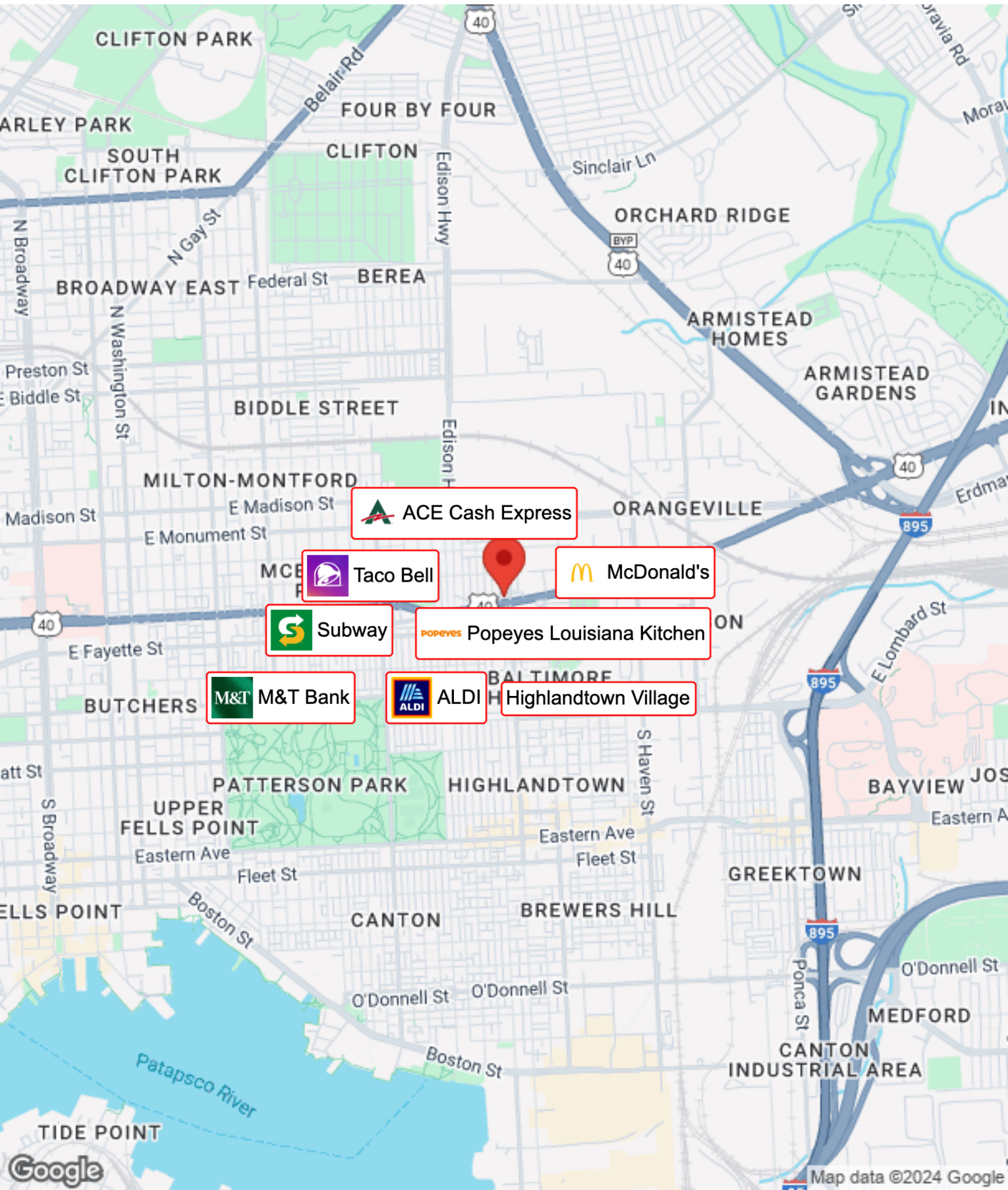
PROPERTY PHOTOS

400 N. HIGHLAND AVE BALTIMORE MD 21224

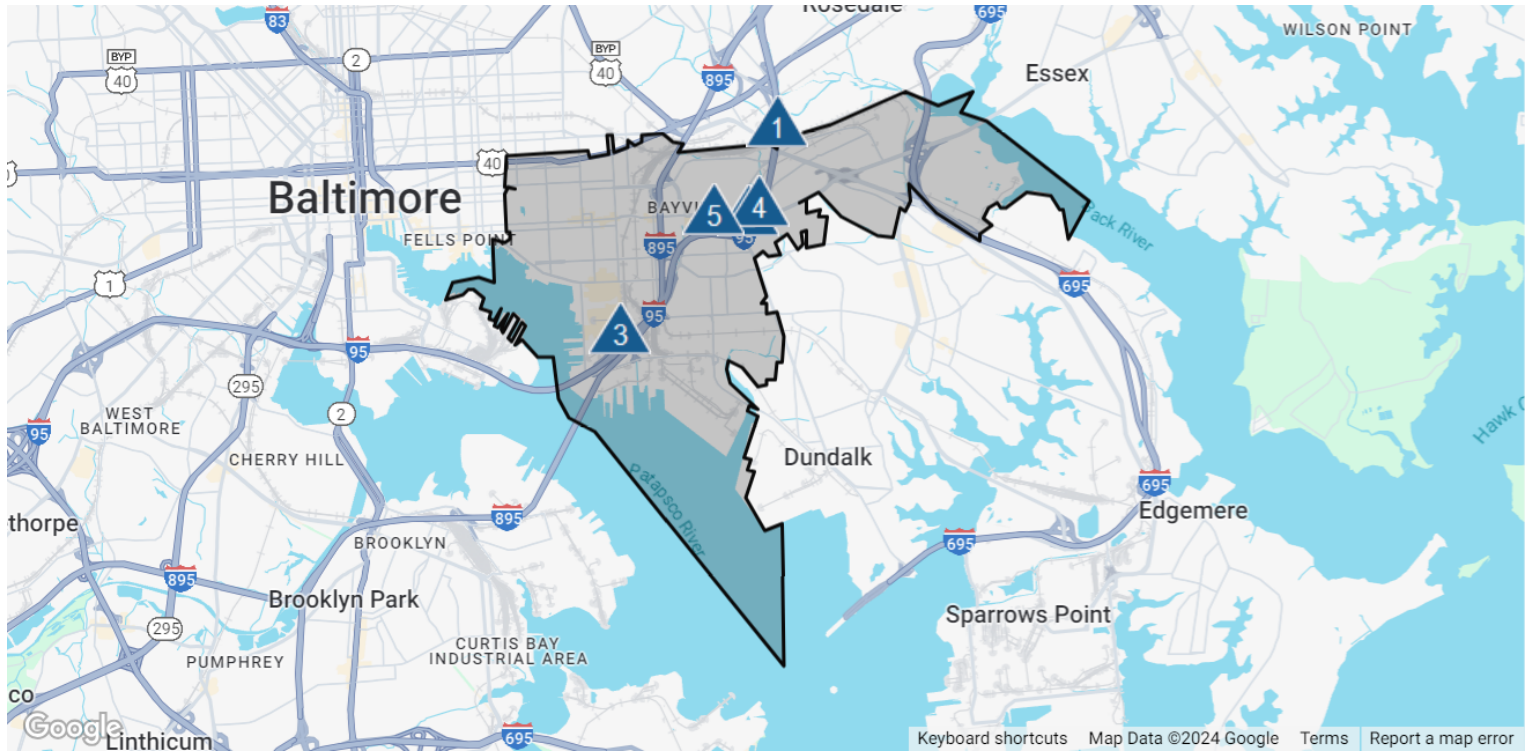


BUSINESS MAP

400 NORTH HIGHLAND AVENUE



Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

134,171

2023 Est. daily traffic counts

Street: I- 95
 Cross: N Point Blvd
 Cross Dir: SW
 Dist: 0.02 miles

2

129,213

2023 Est. daily traffic counts

Street: Kane St
 Cross: I- 95
 Cross Dir: W
 Dist: 0.03 miles

3

124,512

2023 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

4

123,149

2023 Est. daily traffic counts

Street: I- 95
 Cross: Kane St
 Cross Dir: SW
 Dist: 0.15 miles

5

122,021

2023 Est. daily traffic counts

Street: Gusryan St
 Cross: I- 95
 Cross Dir: E
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2017	▲ 136,005	AADT

Historical counts

Year	Count	Type
2018	▲ 130,685	AADT

Historical counts

Year	Count	Type
2018	▲ 125,930	AADT

Historical counts

Year	Count	Type
2012	▲ 129,803	AADT
2011	▲ 129,152	AADT
2010	▲ 129,021	AADT
2009	▲ 128,510	AADT
2008	▲ 115,203	AADT

Historical counts

Year	Count	Type
2020	▲ 118,441	AADT
2017	▲ 131,465	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



HELEN DELLHEIM



CONTACT

410-258-4136 (direct)
410-312-0000 (office)



EMAIL

helen@wincommercial.com



OFFICE

Keller Williams Realty Centre
8825 Stanford Blvd, Suite 300 Columbia, MD 21045