

2705 BEL AIR RD, FALLSTON, MD 21047

AUTO SERVICE BUILDING FOR SALE OR LEASE



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COMMERCIAL PROPERTY SALE OR LEASE



2705 BEL AIR RD, FALLSTON, MD 21047

EXCLUSIVELY MARKETED BY

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PROPERTY SUMMARY

Rarely available Auto Service building for sale or lease in Fallston MD. Fork Auto Body has owned and operated their business from this location since 1960.

The 2 all-brick/block construction buildings have a combined 21,260SF on a 2.27 acre lot. The front building has 19 service bays + office and showroom space. The rear building is a legal paint booth with 4 service bays. There is parking in front, in between buildings, with additional outdoor storage in the rear. There is additional space for expansion of the property to the West under the BGE easement area as has already been utilized by the current ownership. There are 20,000 CPD on Bel Air Rd passing the site daily. This property would be a great fit for any end-user or investor looking to break into the Fallston/Harford County market.





OFFERING HIGHLIGHTS

OFFERING:

Sale Price: \$2,800,000

Lease Rate: \$18/SF NNN for Upper building A (1360SF) + Lower building A (1360SF) + Upper building B (2450SF) + building C (2250SF)

Rare Auto Service Property in Fallston Market

2.27 Acres

+/- 21,260SF Auto/Retail Building with Storage yard

2 Buildings

Zoning: B3 with small portion of AG in rear

Currently operated by Fork Auto Body since 1960

Roughly 1.5 acres of outdoor parking/storage

380ft of frontage on Bel Air Rd

Digital Pylon + 2 additional pylon signs

2 curb cuts on Bel Air Rd + 2 curb cuts on Wilgis Rd

20,000 CPD on Bel Air Rd

79,000 people living within 5 miles

\$127,000 Avg Household Income within 5 miles

Residential house in rear can be purchased separately



PROPERTY DETAILS

OFFERING:

All Brick & Block Construction

Front Building: 6 bay doors in front + 13 bay doors in rear + office and showroom space

Rear Building: Full paint booth with 4 bays

Electric HVAC units

2 wells, one on each side of building

Public septic

Natural gas on site

3 phase power

Rooftop Electric HVAC units for front spaces

Ground level Electric HVAC units for rear spaces

Front Facing Bays are 10ft x 10ft

Rear Facing Bays are 10ft wide x 9ft high

Separate building Bays are 10ft x 10ft

2 Bays under Beltone Building are 8ft x 8ft

Ceiling heights range from 11ft to 12ft to Bar Joists throughout

Ceiling heights range from 13ft to 14ft to Roof Deck throughout

Additional land for expansion to the West of the property in the BGE Easement area







AVAILABLE PARKING LEASE AREA

LOWER UNIT A
W/ 2 BAYS 1,360SF
AVAILABLE

UPPER BUILDING A
1,360SF AVAILABLE

UPPER
BUILDING B
2,450SF
AVAILABLE

UPPER
BUILDING C
2,250SF
AVAILABLE

Upper
Building D
3,250SF
Owner Space

Lower Level
Owner Space Occupied







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LINE TABLE FOR
EASEMENT AREA TO BE RELEASED

LINE	BEARING	DISTANCE
L1	N 27°18'14" W	58.80'
L2	N 44°45'56" E	12.83'
L3	S 29°20'31" E	9.76'
L4	S 62°41'46" W	12.55'
L5	N 30°08'05" W	2.92'
L6	S 44°45'56" W	11.75'
L7	N 27°18'14" W	112.41'
L8	N 49°32'43" E	49.30'
L9	N 39°56'18" E	22.45'
L10	S 30°30'31" E	163.36'
L11	S 30°34'47" E	97.06'

RADIUS = 2894.79'
ARC LENGTH = 306.02'
CHORD LENGTH = 305.88'
CENT BEARING = N 37°31'04" E
DELTA ANGLE = 63°25'
TANGENT = 153.15'

MARYLAND COORDINATE SYSTEM NAD33/83

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