



RETAIL/AUTOMOTIVE BUILDING

2-4 ENSOR AVENUE | TOWSON, MARYLAND 21204

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,912 SF \pm retail/automotive building situated on .18 acres \pm
- 100% leased to CollisionRight (\$92M in revenue in 2024)
- Two (2) drive-ins (8.5' x 10' and 12' x 10')
- Entire property is paved and lit
- Located at the busy intersection of York Road (16,973 cars per day) and Bosley Avenue
- Nearby amenities of York Road and Towson
- Nearby several colleges including Towson



BUILDING SIZE:	3,912 SF \pm
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LOT SIZE:	.1778 ACRES \pm
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YEAR BUILT:	1961
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CLEAR HEIGHT:	9.5'-12' \pm
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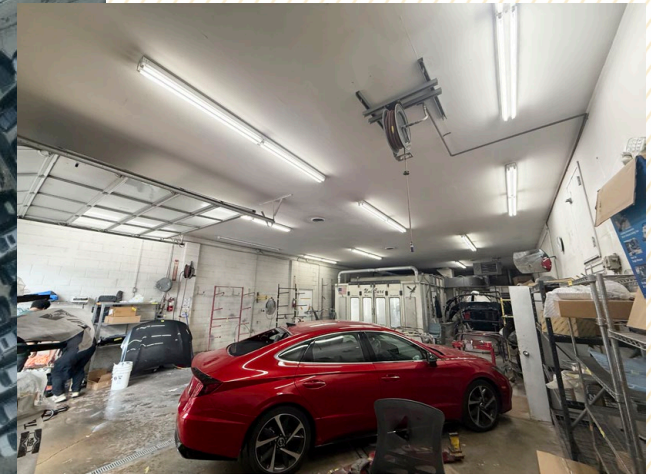
DRIVE-INS:	2
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ZONING:	BR (BUSINESS ROADSIDE) DR 3.5 (DENSITY RESIDENTIAL)
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SALE PRICE:	NEGOTIABLE
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AERIAL

 DRIVE-IN



RENT ROLL

CURRENT NOI:

\$129,891.86

120 Months

Start Date	End Date	Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
8/1/21	7/31/22	\$30.72	\$10,000	\$100,000.00
8/1/22	7/31/23	\$31.33	\$10,200	\$122,400.00
8/1/23	7/31/24	\$31.96	\$10,404	\$124,848.00
8/1/24	7/31/25	\$32.60	\$10,612	\$127,344.96
8/1/25	7/31/26	\$33.25	\$10,824	\$129,891.86
8/1/26	7/31/27	\$33.92	\$11,041	\$132,489.70
8/1/27	7/31/28	\$34.60	\$11,262	\$135,139.49
8/1/28	7/31/29	\$35.29	\$11,487	\$137,842.28
8/1/29	7/31/30	\$35.99	\$11,717	\$140,599.13
8/1/30	7/31/31	\$36.71	\$11,951	\$143,411.11



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
0.7 MILES
3 MIN. DRIVE

INTERSTATE 83
2.3 MILES
5 MIN. DRIVE

INTERSTATE 95
8.5 MILES
10 MIN. DRIVE

PORT OF BALTIMORE
17.2 MILES
20 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

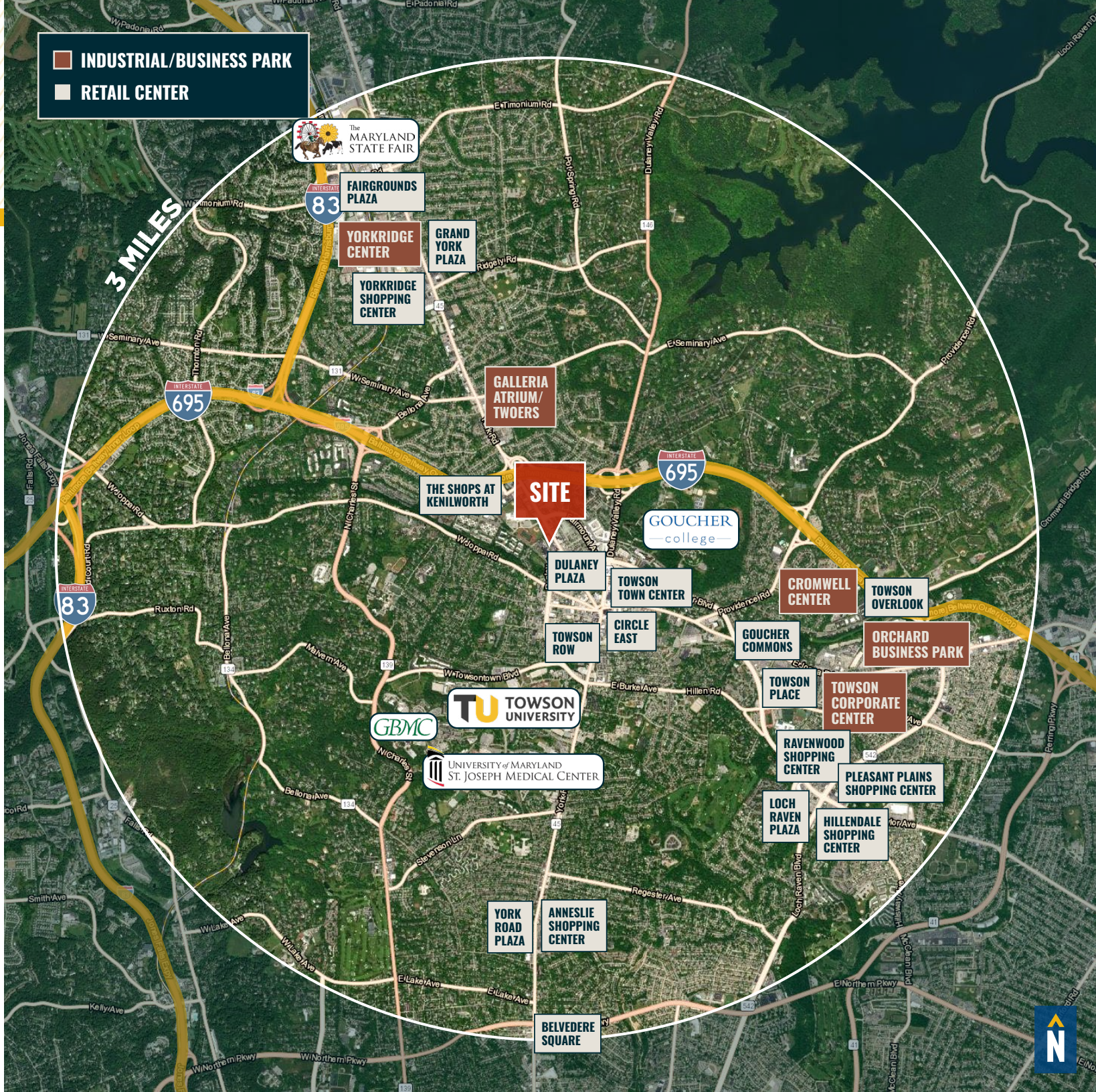
BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
25.0 MILES
28 MIN. DRIVE

BALTIMORE, MD
13.9 MILES
18 MIN.

WASHINGTON, DC
54.1 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA
101.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
168.0 MILES
2 HRS. 30 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

**MACKENZIE**

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