

Introducing

4000 W Northern Parkway

Baltimore, MD 21215



Mixed-Use ★ 3 Offices & 2 Apts ★ 6,200 SF ★ Parking & Visibility



Gilbert R. Trout

Investment Real Estate

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OFFERING SUMMARY

Building Size:	6,200 SF
Units:	5 Units: 3 Office + 2 Apts (1BR & 2BR)
Occupancy:	5,500 SF (89%)
Vacancy:	700 SF, 1BR Apt (11%)
Lot Size:	0.38 Acres
Zoning:	R-5
NOI, 2024:	\$72,667
Traffic Count:	33,885 ADT on Northern Pkwy

PROPERTY OVERVIEW

Rarely available mixed-use asset on W Northern Pkwy, between Reisterstown Rd and Park Heights! Five units, consisting of three professional offices and two apartments (1BR and 2BR units). The 1BR unit is vacant, but newly remodeled.

PROPERTY HIGHLIGHTS

- Mixed Use: Three Offices & Two Apts (1BR & 2BR units)
- 1BR Unit is Completely Remodeled
- Highly Visible and Easy Access from W Northern Pkwy
- Blocks from Reisterstown Rd, Park Heights, I-83, Liberty Rd and abundant retail and services!
- Ample Parking with 18 Spaces



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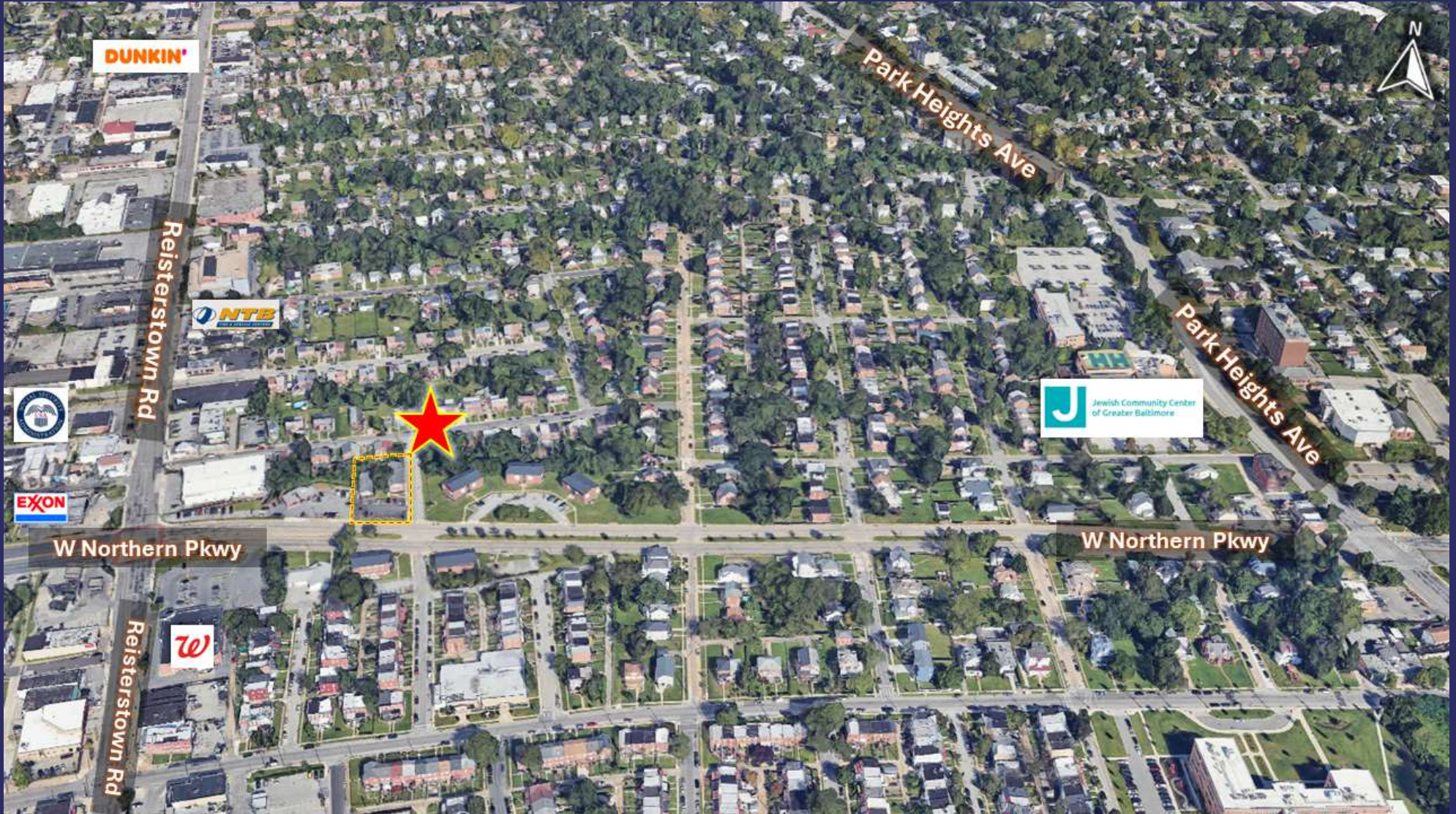
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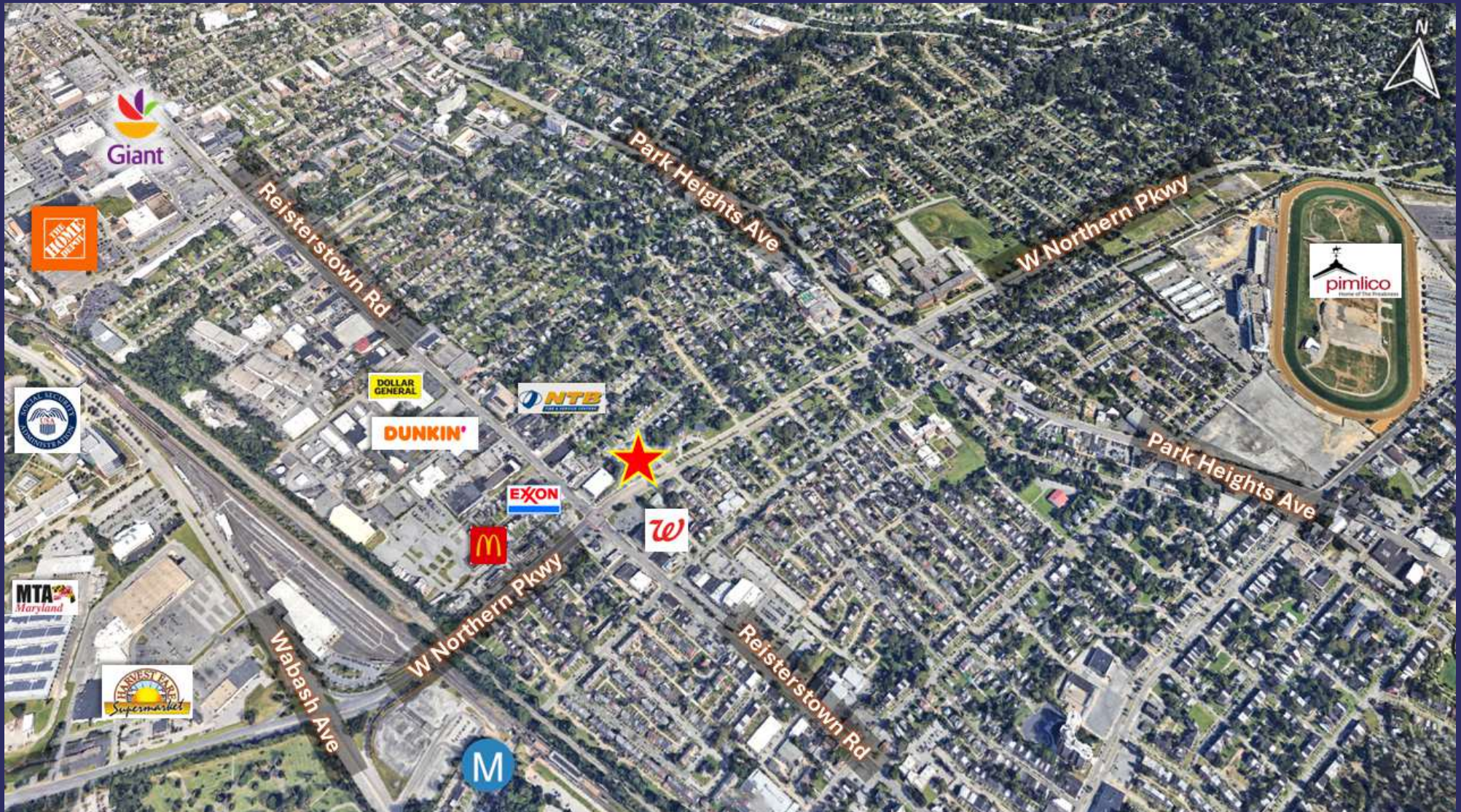
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Sale Price

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LOCATION INFORMATION

Street Address	4000 W Northern Pkwy
City, State, Zip	Baltimore, MD 21215
County	Baltimore City
Cross-Streets	W Northern Pkwy, Price Ave & Reisterstown Rd

PROPERTY INFORMATION

Property Type	Mixed Use: Office & Apts
Zoning	R-5: Allows detached and semidetached dwellings, limited low-rise multi-family... limited nonresidential uses
Lot Size	0.38 Acres
APN #	4426B034
Lot Depth	1,760 ft
Traffic Count	ADT Count: 33,885/Day
Traffic Count Street	W Northern Pkwy

BUILDING INFORMATION

Gross Building Area	6,742 SF
Leasable Building Area	6,200 SF
Number of Buildings	1
Unit Mix	5 Total (3 Office, 1x1BR, 1x2BR Apts)
Occupied	4 Units Leased, Totaling 5,500 SF (89%)
Vacant	1 Apt Unit Vacant, Totaling 700 SF (11%)
Number of Floors	2
Elevator	No. Walk-Up
Year Built	1970
Gross Leasable Area	6,200 SF
Roof	Roof replaced, 2006. Roof constructed of asphalt shingles with a small section of EPDM membrane.

PARKING

Parking Type	Surface
Parking Spaces / Ratio	18 Surface Spaces / 2.9 per 1,000 SF

UTILITIES & AMENITIES

HVAC	6 Units, Individually Submetered
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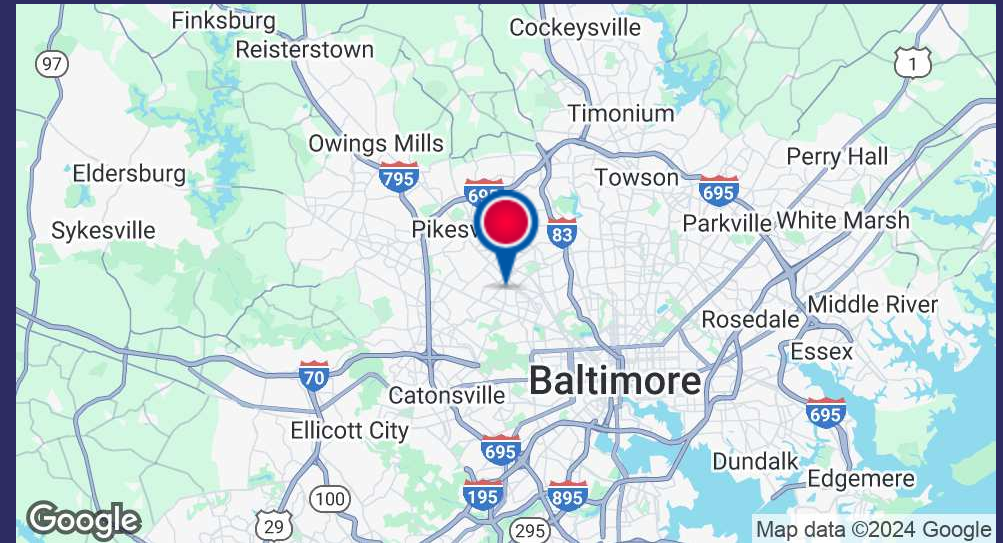
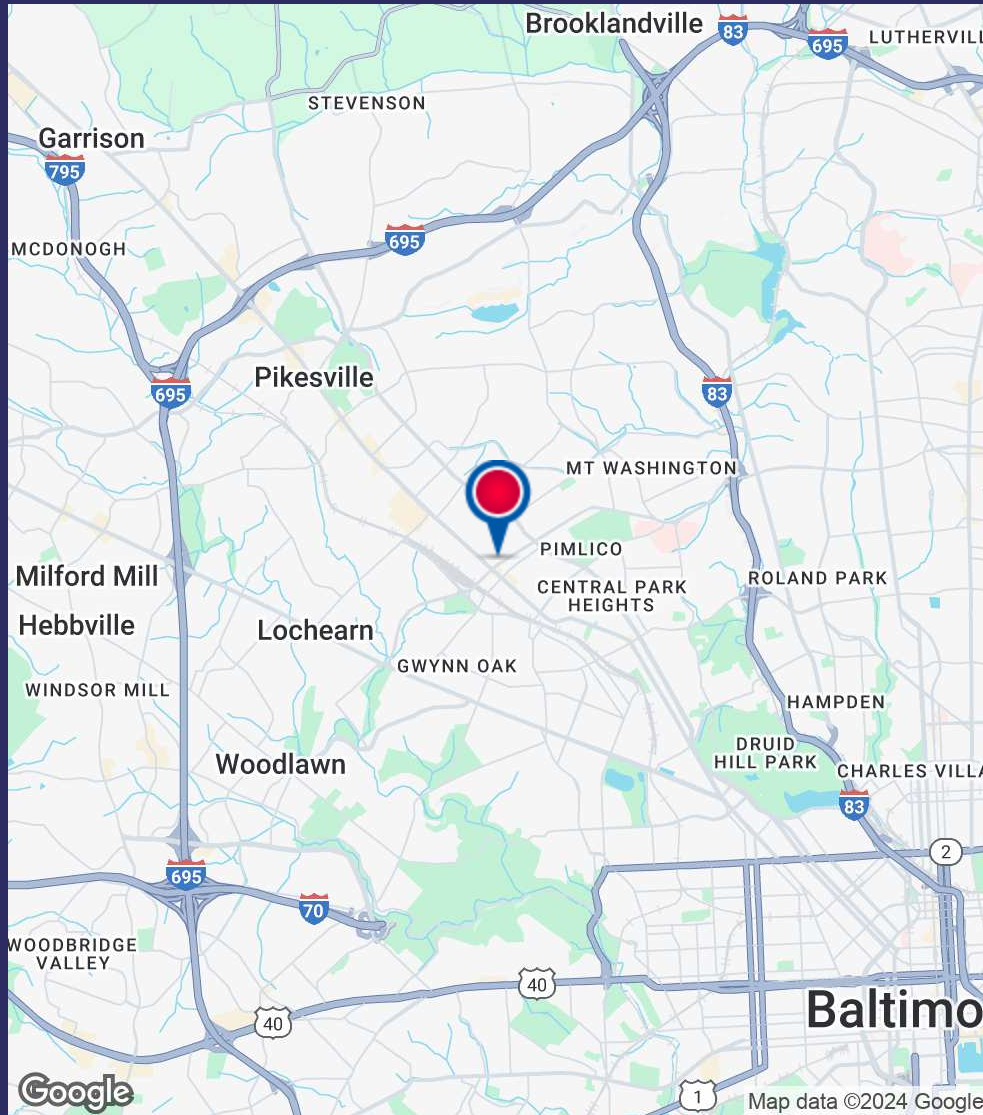
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	20,203	147,897	373,041
Median age	44	43	41
Median age (Male)	41	41	39
Median age (Female)	46	44	42
Total households	8,534	61,577	151,201
Total persons per HH	2.4	2.4	2.5
Average HH income	\$67,203	\$95,601	\$102,572
Average house value	\$232,393	\$317,776	\$332,412



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