

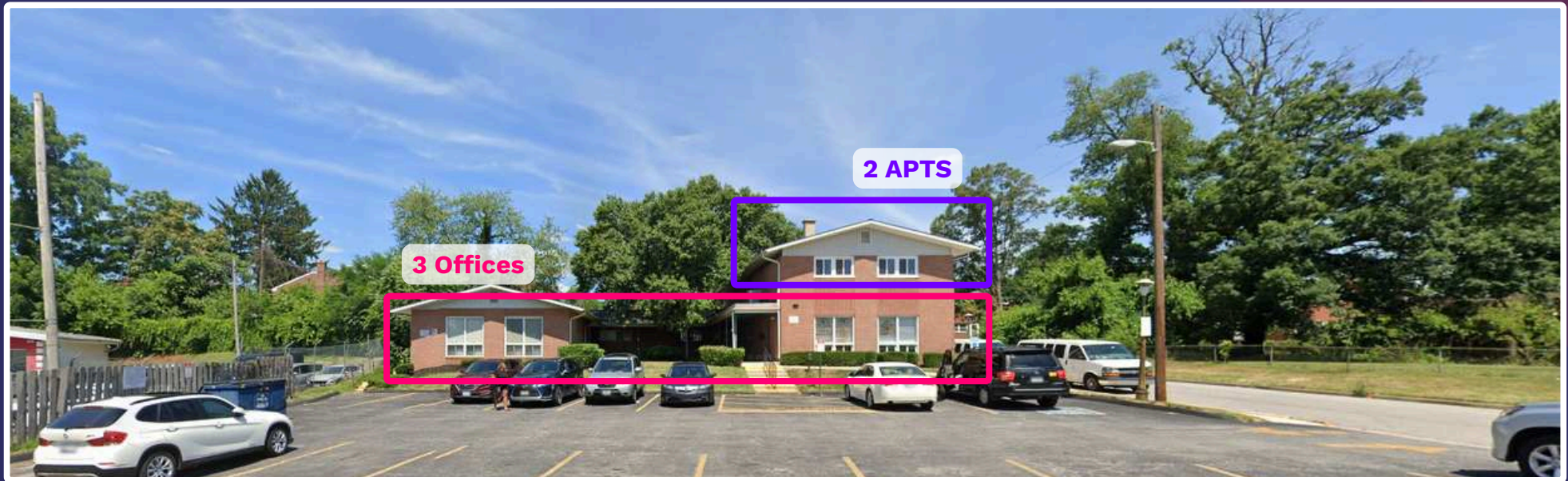
4000 W. Northern Parkway

Baltimore, MD 21215

100% Leased: 3 Offices & 2 Apt Units ★ 6,200 SF on .4 AC ★ Parking & Visibility!



The Offering



Offering Summary

Building Size	6,200 SF
Units	5 Units: 3 Office + 2 Apts (1 BR & 2 BR)
Occupancy:	100% Leased to 3 offices & 2 apts
Lot Size:	0.38 Acres
Zoning	R-5
Traffic Count:	33,885 ADT on Northern Pkwy

Sale Price

\$795,000

Investment Highlights

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 (1 BR and 2 BR units).

Property Highlights

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

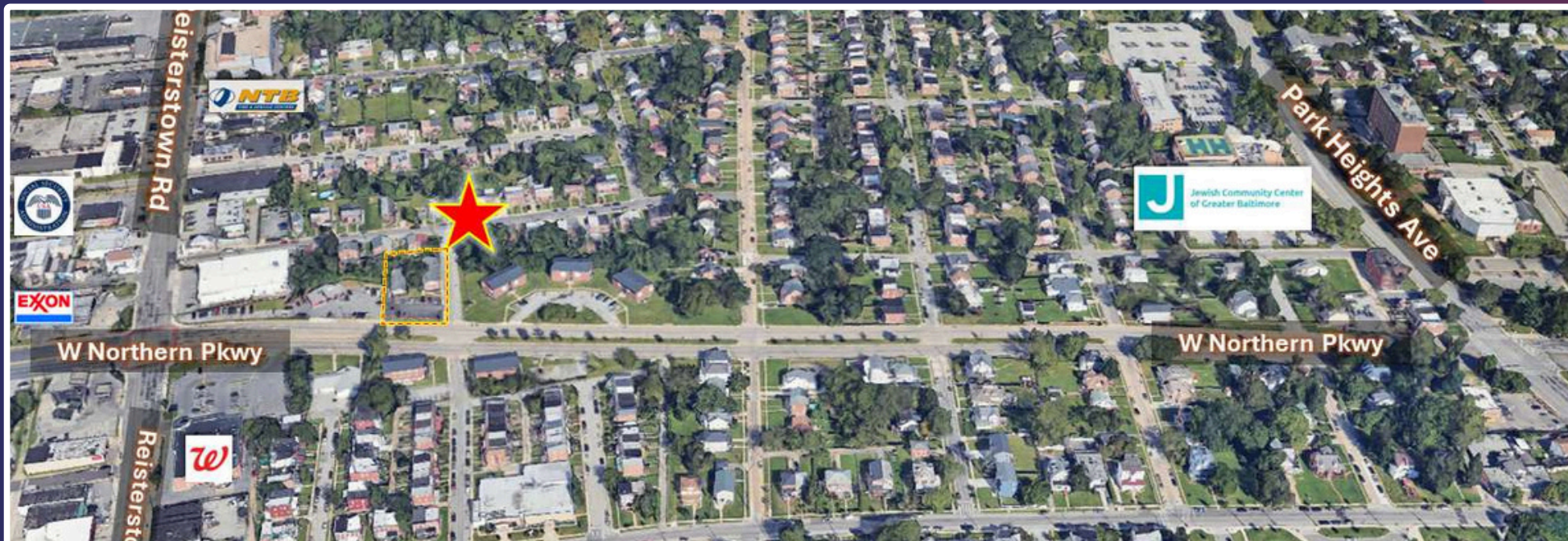
Exterior



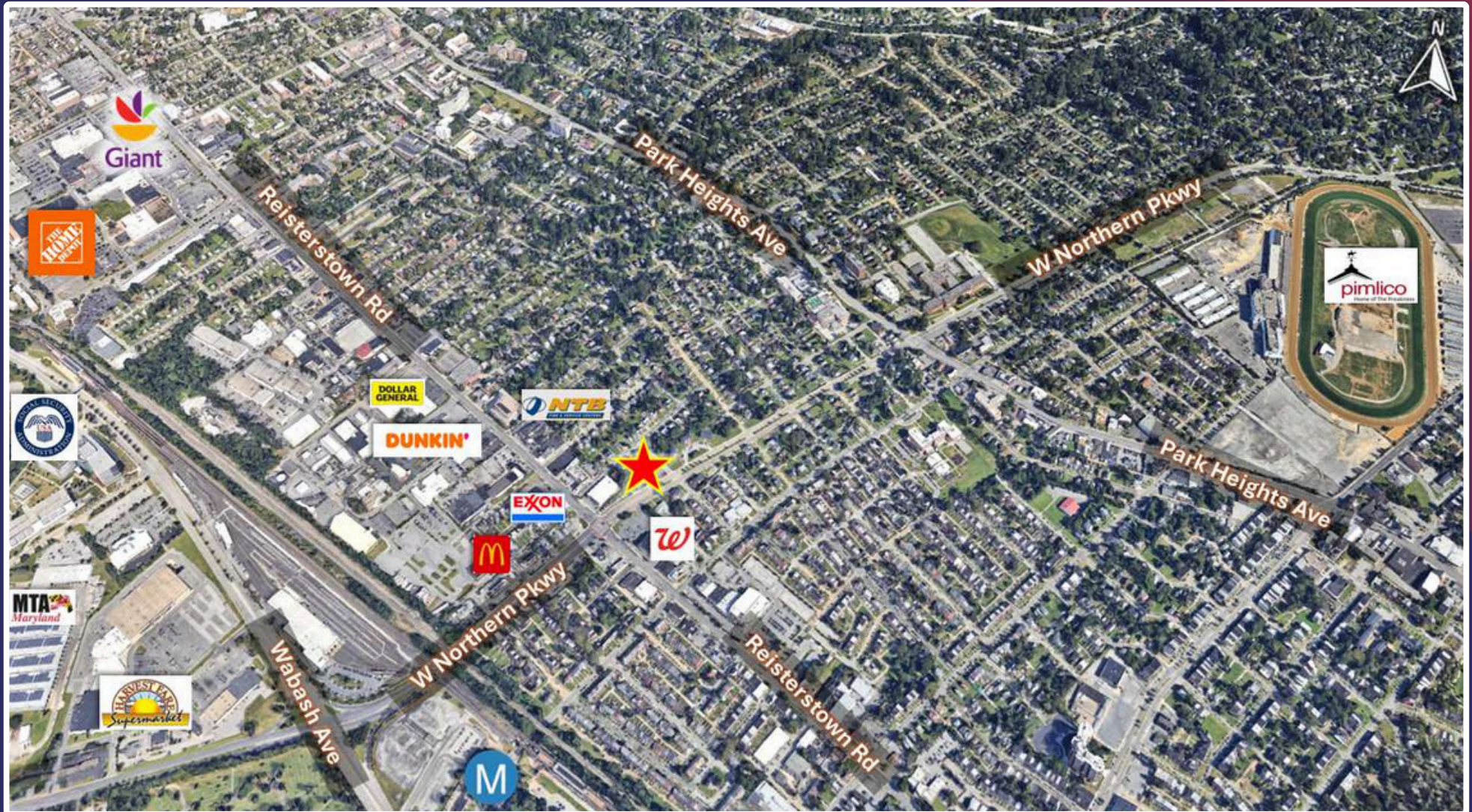
Interior - Unit Photos



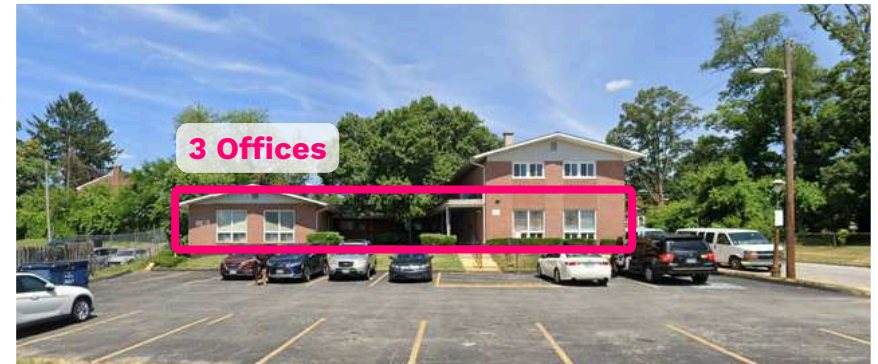
Aerials



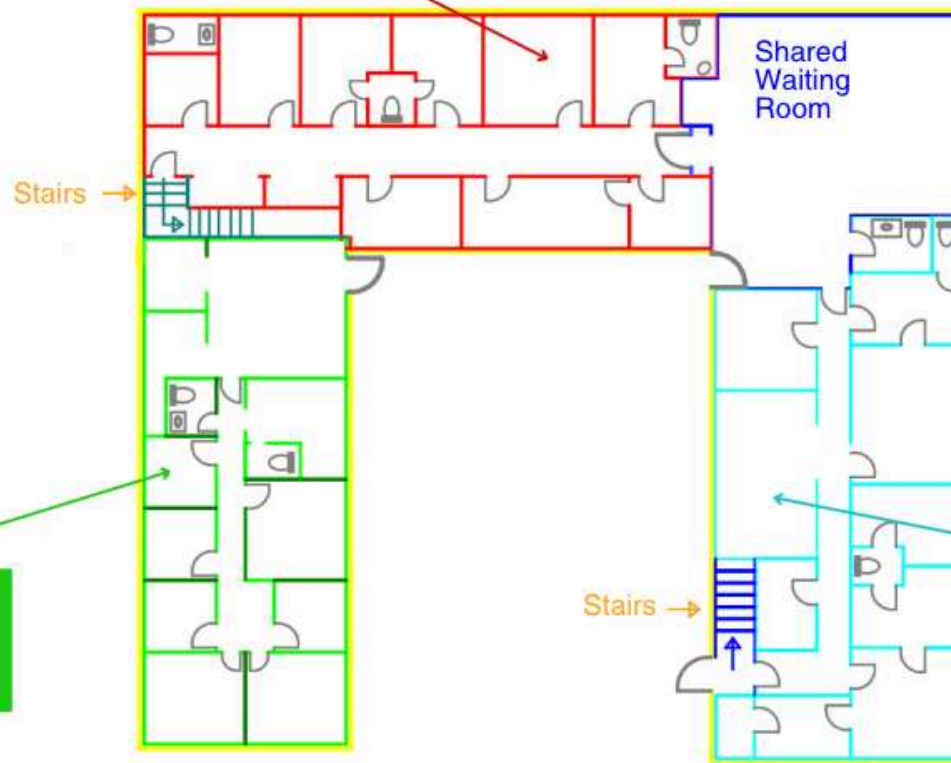
Regional View



Floor Plans: Ground Floor



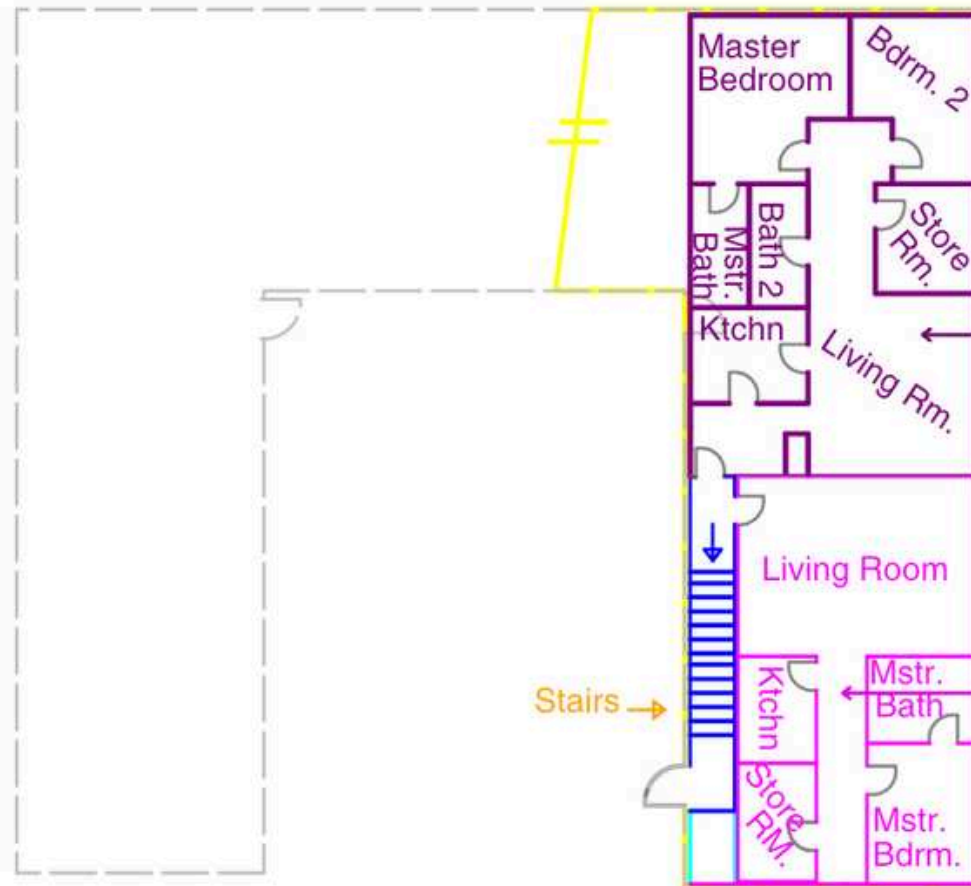
Upward Bounds
Unit 162
+/- 1,646 SF



Radcliffe M. Thomas
MD
Unit 160
+/- 1,300 SF

Jarrett Chiropractic
Unit 161
+/- 1,454 SF

Floor Plans: 2nd Floor



2 APTS

2BR (Leased)
Unit 40 N2
+/- 1,100 SF

1 BR (Leased)
Unit 40 N1
+/- 700 SF

Property Details

Location Information

Street Address	4000 W Northern Parkway
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 semi-detached dwellings, limited low-rise multi-family... limited non-residential uses
Lot Size	0.38 Acres
APN #	4426B034
Lot Depth	1,760 FT
Traffic Count	ADT count: 33,885/day

Building Information

Gross Building Area	6,742 SF
Leasable Building Area	6,200 SF
Number of Buildings	1
Occupied	100% Leased to 3 offices & 2 apts
Number of Floors	2
Elevator	No. Walk-Up
Year Built	1970, Remodeled 2024
Gross Leasable Area	6,200 SF
Roof	Roof replaced, 2006. Roof constructed of asphalt shingles with a small section of EPDM membrane

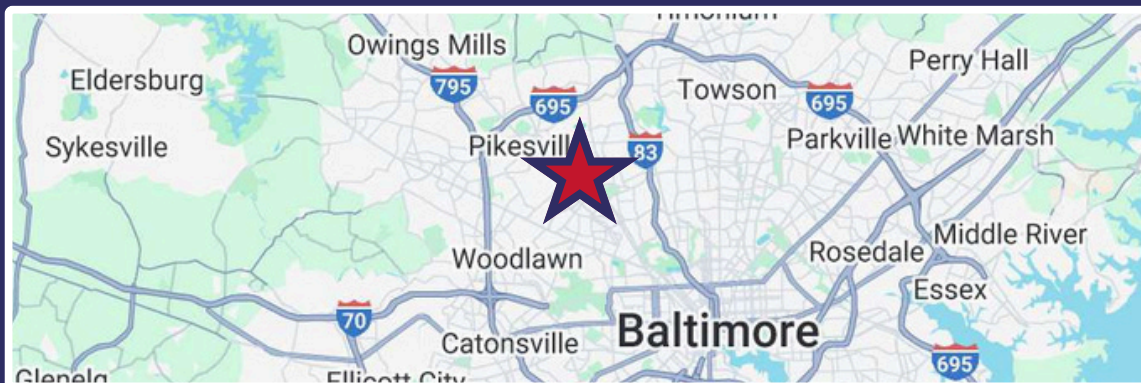
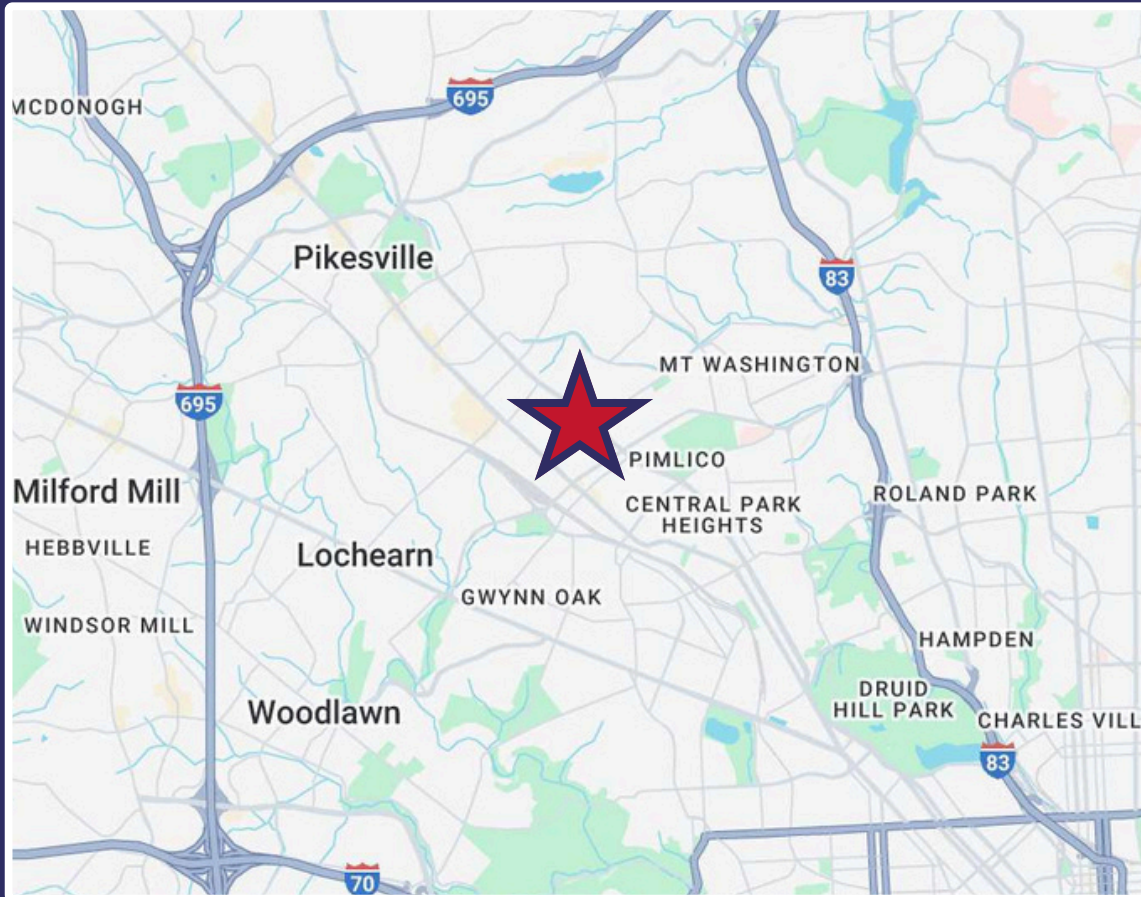
Parking

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

Utilities & Amenities

HVAC	6 Units, individually sub metered
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Map & Demographics



Radius	1 mile	3 miles	5 miles
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Total Population



20,203

147,897

373,041

Median Age



44

43

41

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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