

620 BOULTON ST, BEL AIR, MD 21014



RARE LEGACY MEDICAL PROPERTY FOR SALE OR LEASE.

\$350K PRICE REDUCTION



DAVID FEAZELL

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EQUAL HOUSING OPPORTUNITY



REALTOR®

COMMERCIAL PROPERTY

SALE OR LEASE

42,830 CPD

VIETNAM VETERANS MEMORIAL HWY (RT 24)

BOULTON STREET
13,320 CPD

ADDITIONAL PARKING
AVAILABLE HERE

620 BOULTON ST, BEL AIR, MD 21014

EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

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PROPERTY SUMMARY

Rare Legacy Medical Property for Sale or Lease in Bel Air, Maryland. The Medical Tenant has leased this building since 2012. The all-brick construction building is comprised of 15,000sf of clinic area plus a 5,000sf Ambulatory Surgical Center. The property sits on 1.22 Acres with B3 zoning. The parking lot has 70 spaces with an additional 30 spaces available in the rear lot behind the building. There are 13,000 CPD on Boulton St just off of Rt 24 with 42,000 CPD. Located in the heart of Bel Air and surrounded by national retailers, the Harford Mall, new developments, redevelopments, countless professional buildings, and the University of MD Upper Chesapeake Medical Center. This Property is in an amazing location, in turnkey condition, and has a proven track record of Medical success. It would be a great fit for any end-user looking to break into the Bel Air market.



PRIME LOCATION



OFFERING HIGHLIGHTS

OFFERING:

Sale Price: \$4,150,000

Lease Rate: \$24/SF NNN for ASC space + \$20/SF NNN for Clinic Space

Rare Legacy Property in Bel Air Market

+/- 20,000sf Medical Building

Zoning: B3

Acreage: 1.22 AC

Fully leased for 1 more year to Medical Tenant

All Brick Construction

114,000 people living within 5 miles

\$127,000/yr Avg Household income within 5 miles

Directly across from the ongoing redevelopment of Harford Mall

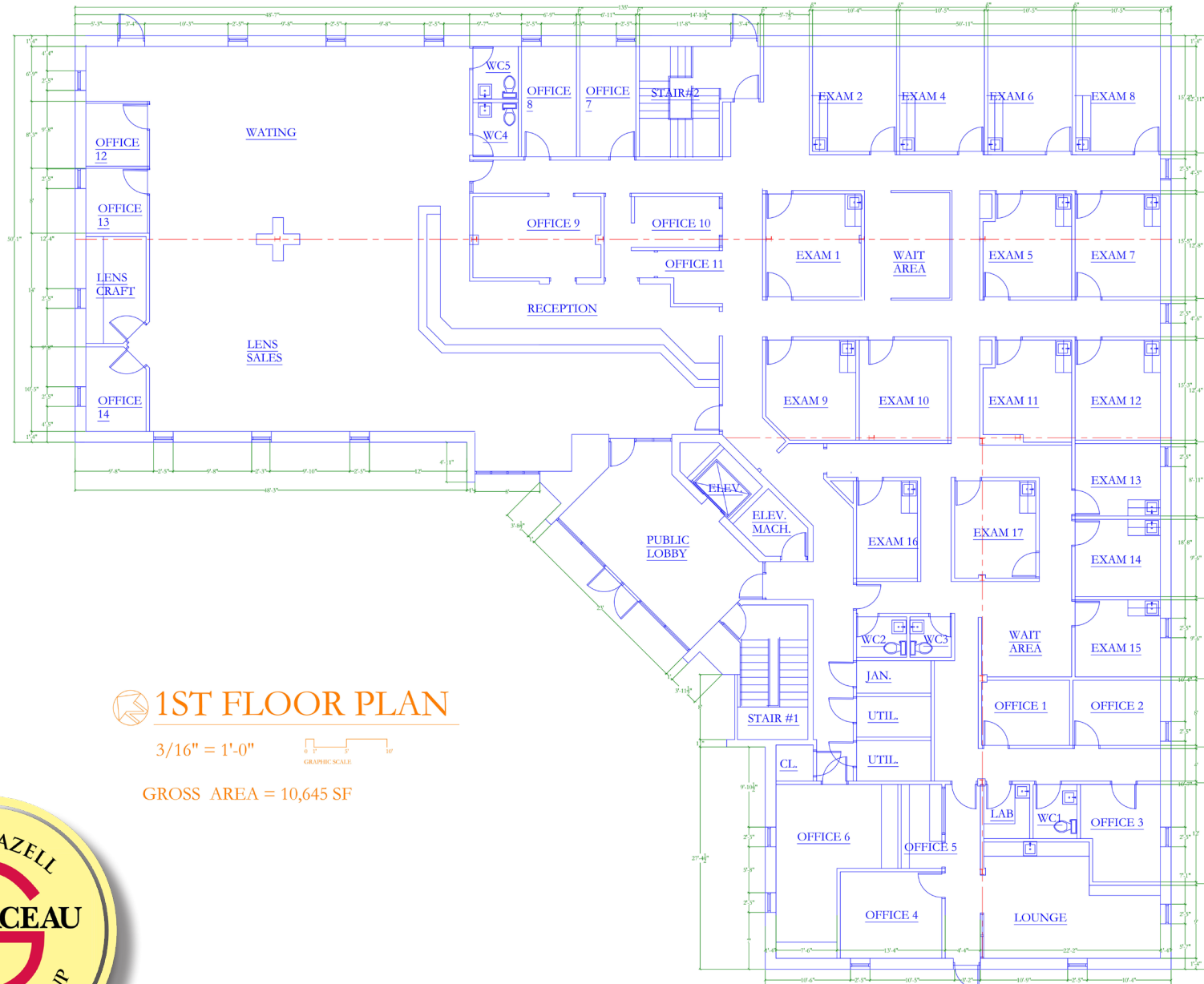
Current plans in place for 249 unit apartment building in Mall parking lot

Currently leased to the Medical Tenant since 2012

Ambulatory Surgical Center on 2nd Floor



FIRST FLOOR PLAN



1ST FLOOR PLAN

3/16" = 1'-0"



GROSS AREA = 10,645 SF



DANIELS & ASSOCIATES
ARCHITECTS, LTD.
1111 North 40th Street
Arling, Virginia 22204 (703) 262-2000

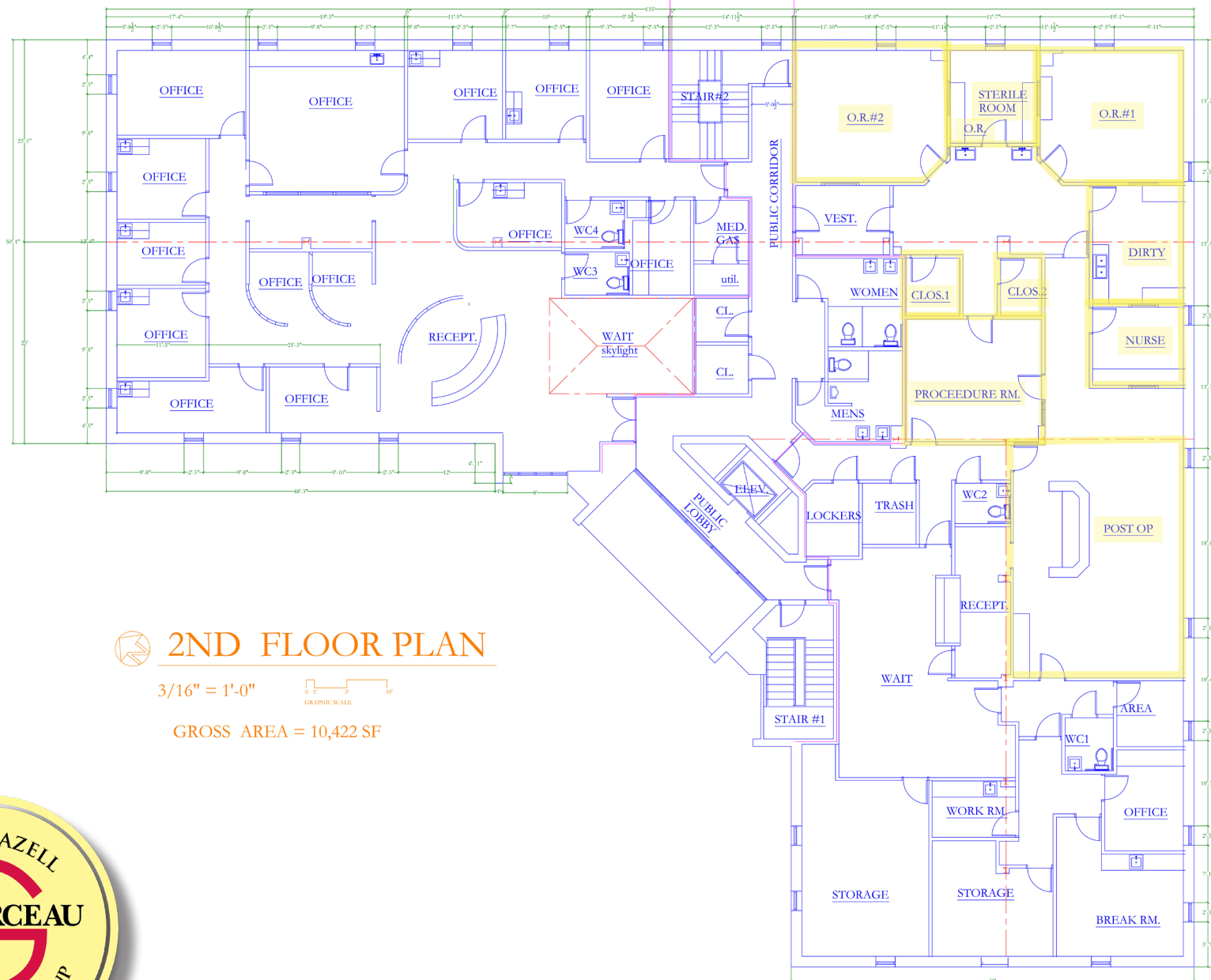
EXISTING OFFICE BLDG
620 BOULTON ST.
BEL AIR, MARYLAND

Date: 12-31-2023
Revisions
No. Date Reference

Drawing Title
1ST FLOOR
PLAN
10'-0"=1"

Drawing Number
1

SECOND FLOOR PLAN



2ND FLOOR PLAN

3/16" = 1'-0"



GROSS AREA = 10,422 SF



DANIEL & ASSOCIATES ARCHITECTS, LTD.
 1100 York Ave. #2000 (410) 942-5000
 EXISTING OFFICE BLDG
620 BOULTON ST.
 BELAIR, MARYLAND
 Date: 12-21-2023
 Revisions:
 No. Date Reference
 Drawing Title:
 2ND FLOOR PLAN
 3/16" = 1'-0"
 Drawing Number:
 2



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