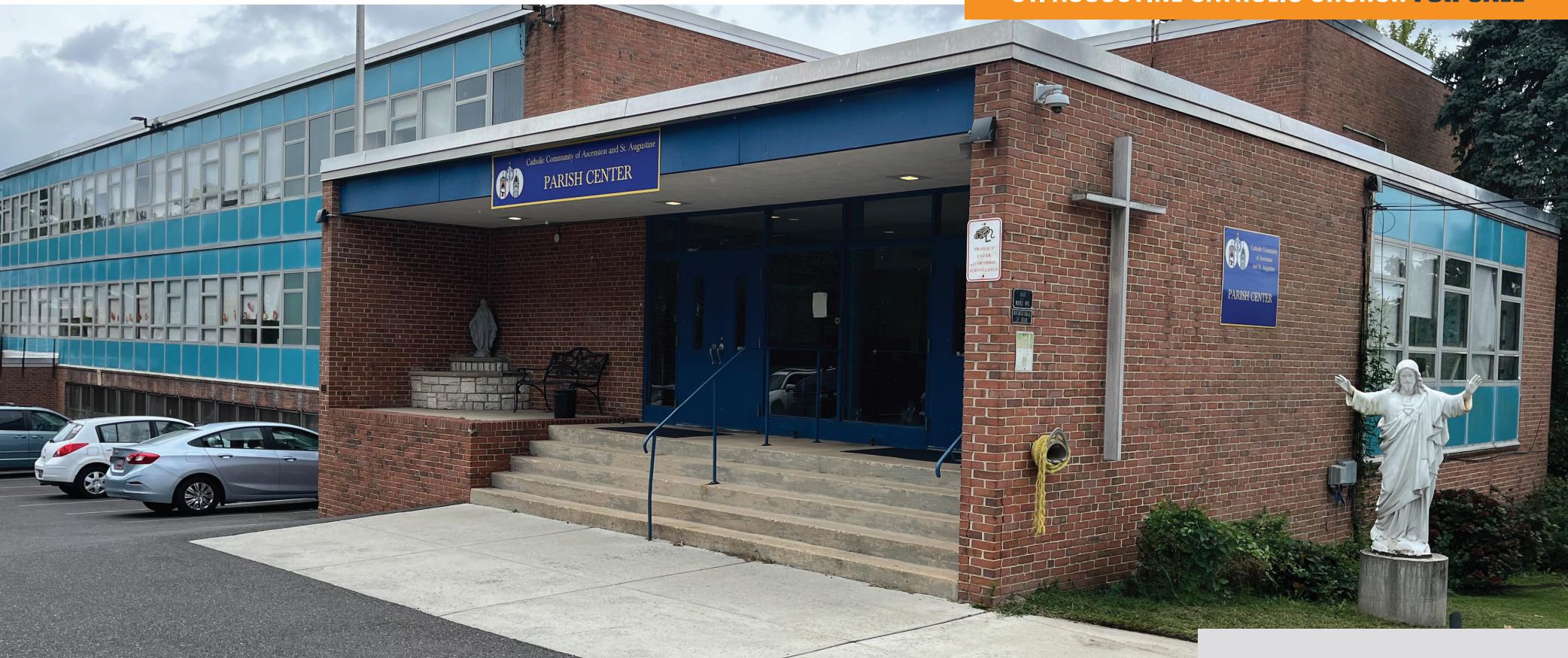


4601 MAPLE AVENUE

Halethorpe, Maryland 21227 | Baltimore County

CATHOLIC COMMUNITY OF ASCENSION &
ST. AUGUSTINE CATHOLIC CHURCH **FOR SALE**



FEATURES

- **Building Size:** +/- 30,876 square feet
- **Sale Price:** \$1,500,000 (\$50.00 psf)
- Former elementary school facility situated in Halethorpe
- Rare opportunity for educational institutions, nonprofits, or community organizations seeking a well located and adaptable facility with strong redevelopment potential
- Surrounded by established residential neighborhoods and community institutions
- Approximately 7 miles to downtown Baltimore and less than 5 minutes to I-95 / I-695

NAI klnb

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

Austin Eber
aeber@klnb.com
443-574-1414

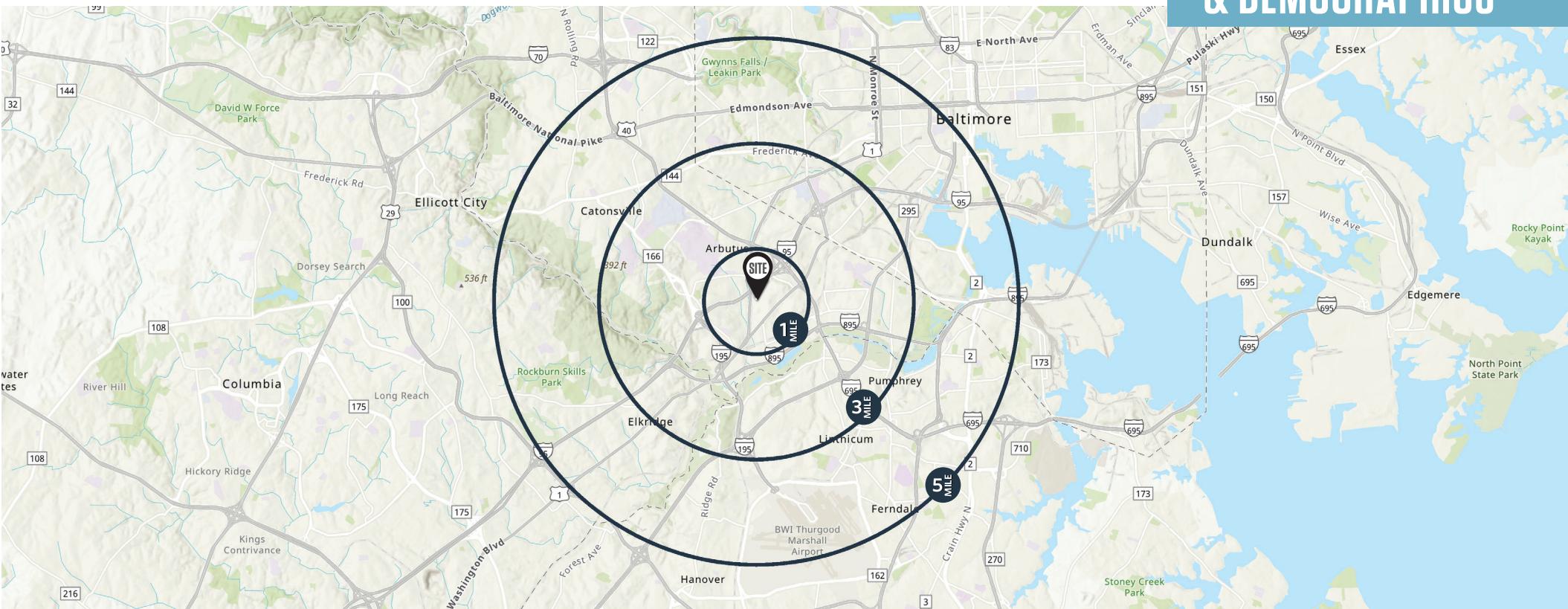
9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046

4601 MAPLE AVENUE

Halethorpe, Maryland 21227 | Baltimore County

LOCATION

& DEMOGRAPHICS



TRAFFIC COUNTS | 2025

I-95	132,711 ADT
Route 1	17,601 ADT
Southwestern Boulevard	14,051 ADT
Ridge Avenue	5,387 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 10,419	90,514	285,967		Households 3,961	33,996	113,179
	Daytime Population 8,550	96,127	313,954		Median Household Income \$115,373	\$77,717	\$73,059

David J. Fritz, CCIM, SIO
dfritz@klnb.com
443-574-1410

Austin Eber
aeber@klnb.com
443-574-1414

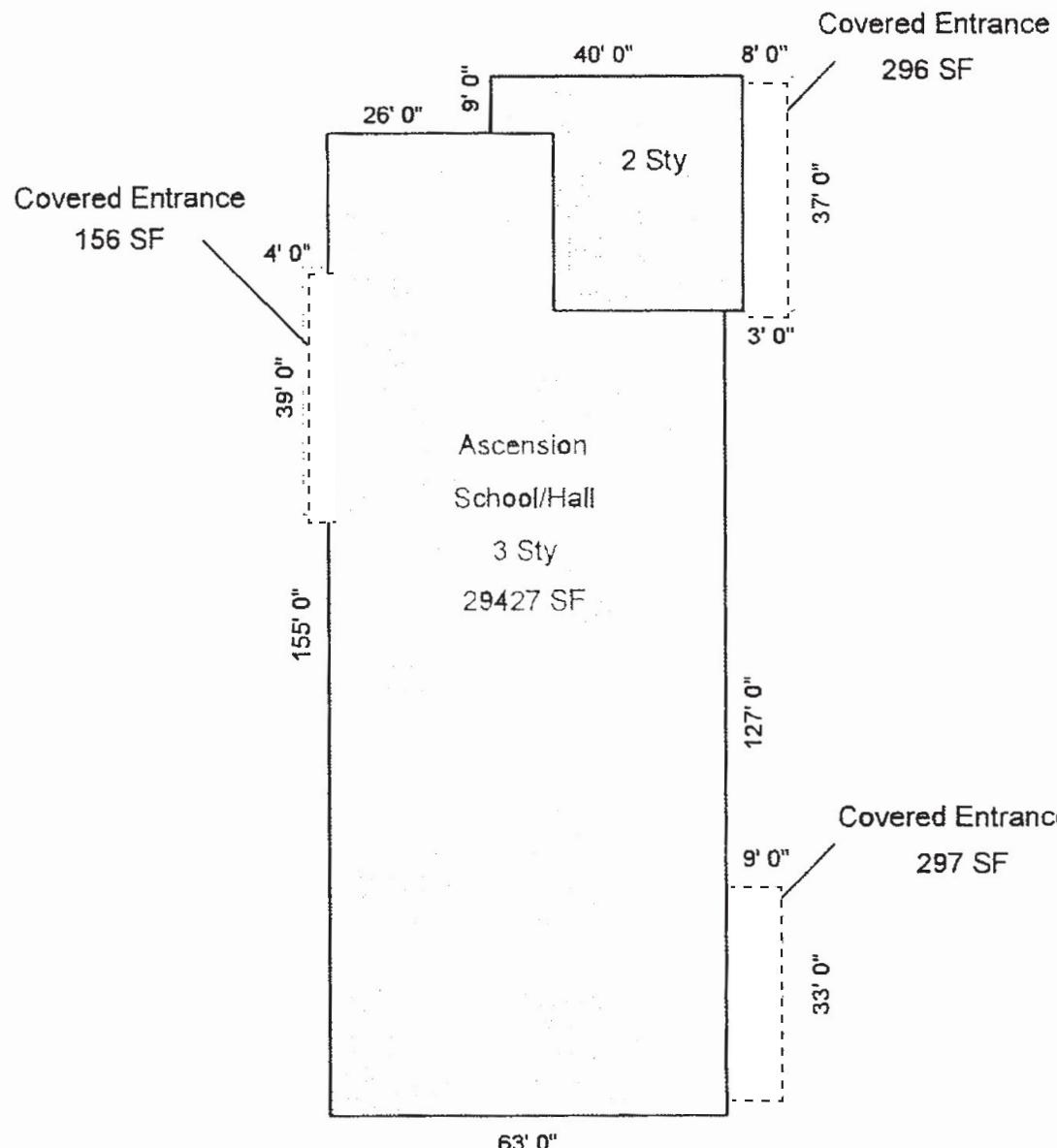
9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com

NAI klnb

4601 MAPLE AVENUE

Halethorpe, Maryland 21227 | Baltimore County

BUILDING PLAN



David J. Fritz, CCIM, SIO
dfritz@klnb.com
443-574-1410

Austin Eber
aeber@klnb.com
443-574-1414

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com

NAI klnb

4601 MAPLE AVENUE

Halethorpe, Maryland 21227 | Baltimore County

PROPERTY DESCRIPTION

Property Address	4601 Maple Avenue, Halethorpe, MD 21227	Constructed	1960
Building Size	+/- 30,876 Square Feet	Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete slab/masonry foundation
Type	School	Facade	Primary Wall Finish: Brick; Secondary Wall Finish: Curtain Wall; Windows: Single pane
School	2 above-grade with 1 below-grade basement level	Elevators	None
Roof	Flat construction with single-ply TPO/PVC membrane	Plumbing	Distribution: Copper/galvanized iron supply and cast iron/PVC waste and venting; Hot Water: Gas domestic boiler, gas and electric water heaters with integral tanks
Zoning	DR 5.5	HVAC	Non-Central System: Packaged units, fan coil units with split system condensing units
Parking	Approximately 27 spaces (5 of which are handicap spaces)	Fire Suppression	Fire extinguishers and kitchen hood system
R.E. Taxes	Tax Exempt	Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent; Emergency Power: None
Parcel Size	0.43 Acres	Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency light, and exit signs
HVAC	2021	Utilities	Municipal water and sewer Local utility-provided electric and natural gas

David J. Fritz, CCIM, SIO
dfritz@klnb.com
443-574-1410

Austin Eber
aeber@klnb.com
443-574-1414

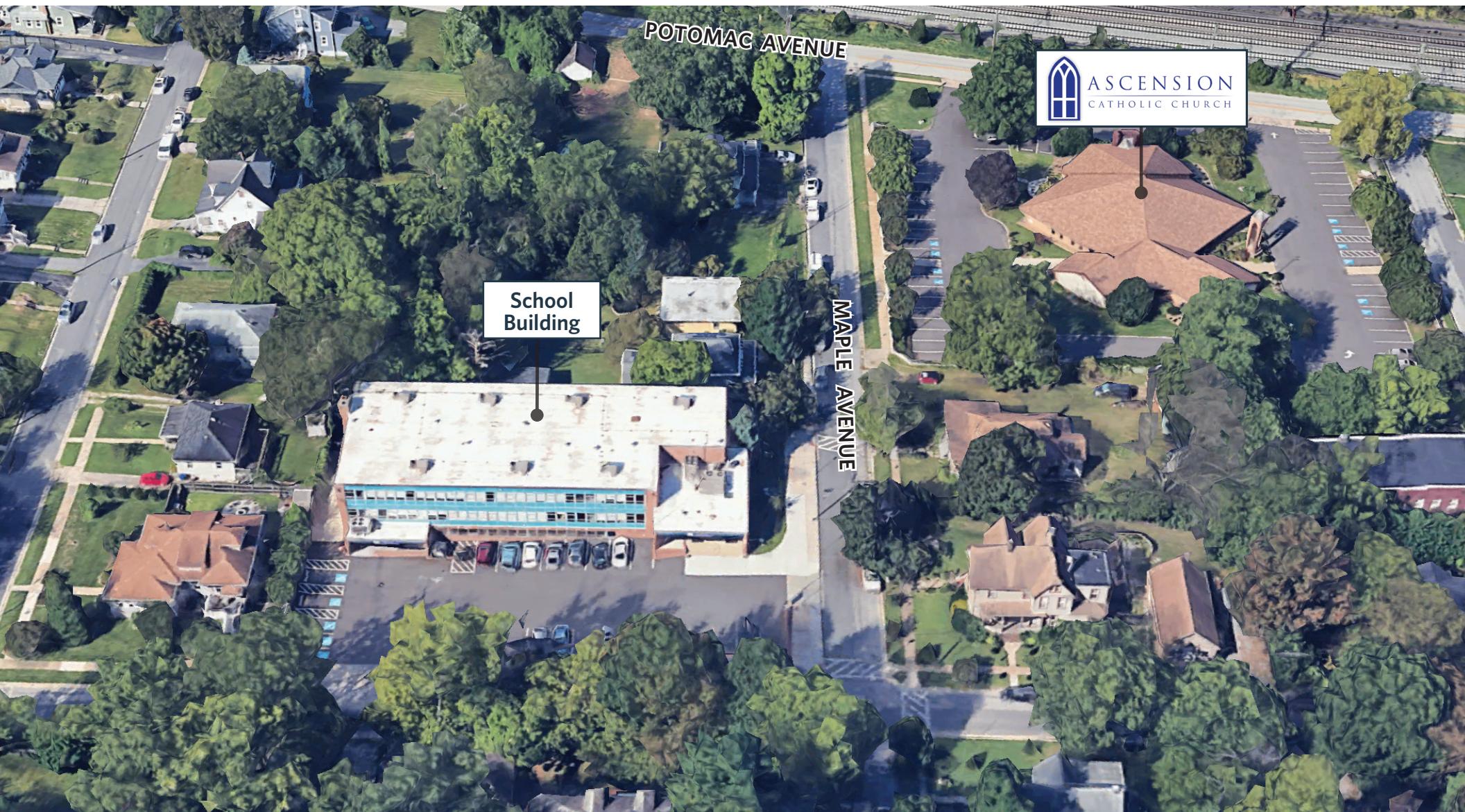
9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com

NAI klnb

4601 MAPLE AVENUE

Halethorpe, Maryland 21227 | Baltimore County

AERIAL VIEW



David J. Fritz, CCIM, SIO
dfritz@klnb.com
443-574-1410

Austin Eber
aeber@klnb.com
443-574-1414

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com

NAI klnb

4601 MAPLE AVENUE

Halethorpe, Maryland 21227

Baltimore County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

Austin Eber
aeber@klnb.com
443-574-1414



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
[klnb.com](#)

NAI klnb