

620 BOULTON ST, BEL AIR, MD 21014



RARE LEGACY MEDICAL PROPERTY FOR SALE OR LEASE.



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EQUAL HOUSING
OPPORTUNITY



REALTOR®

COMMERCIAL PROPERTY SALE OR LEASE

42,830 CPD

VIETNAM VETERANS MEMORIAL HWY (RT 24)

APPROVED SITE FOR
250 APARTMENT UNITS

ADDITIONAL PARKING
AVAILABLE HERE

BOULTON STREET
13,320 CPD

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

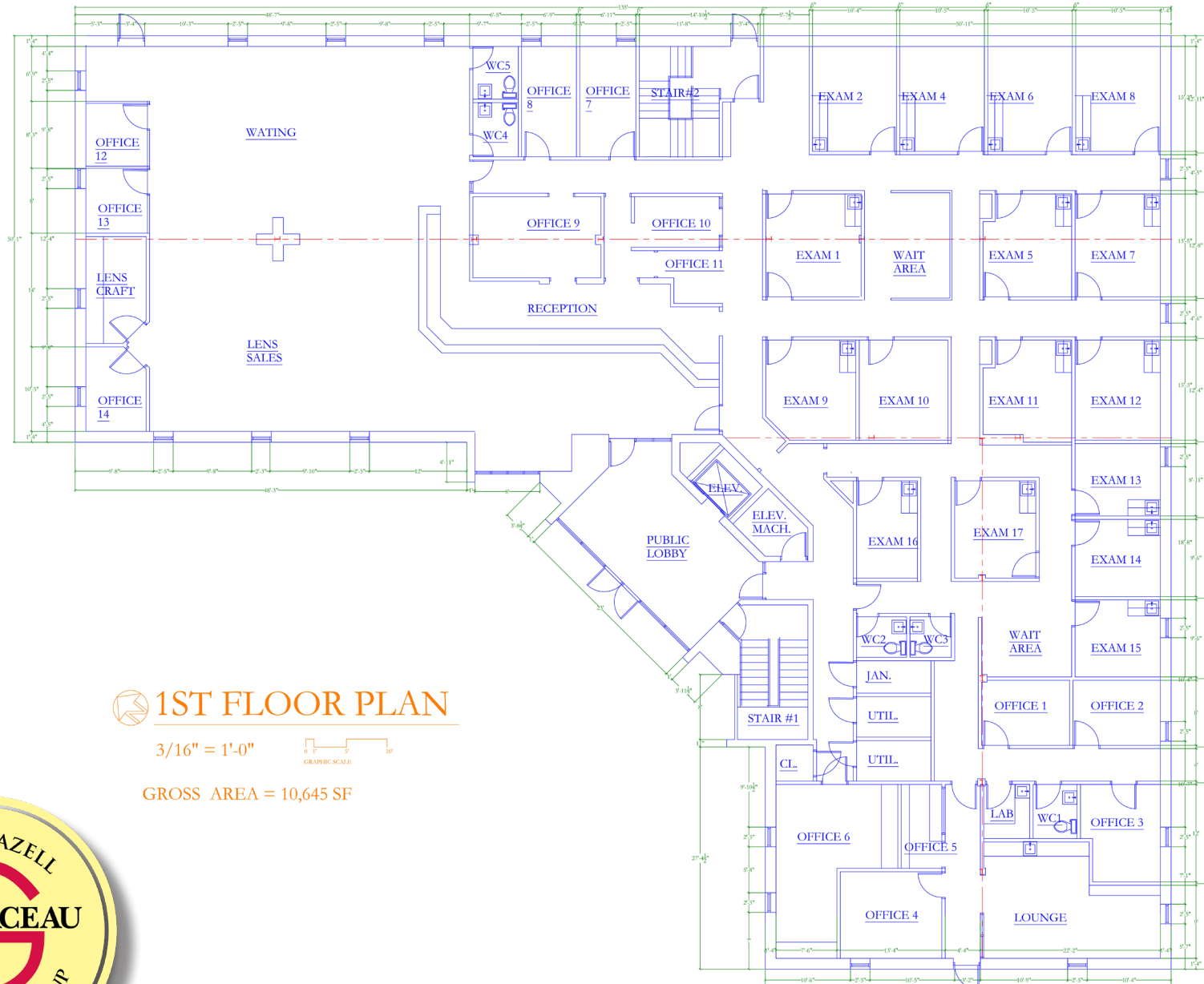
Ambulatory Surgical Center on 2nd Floor

Owner Financing Available

Directly facing the Harford Mall set for redevelopment with 250 apartment units coming to the rear side of the Macy's parking lot.



FIRST FLOOR PLAN



1ST FLOOR PLAN

3/16" = 1'-0"



GROSS AREA = 10,645 SF



DANIELS & ASSOCIATES
ARCHITECTS, LTD.
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Arling Heights, MD 21040
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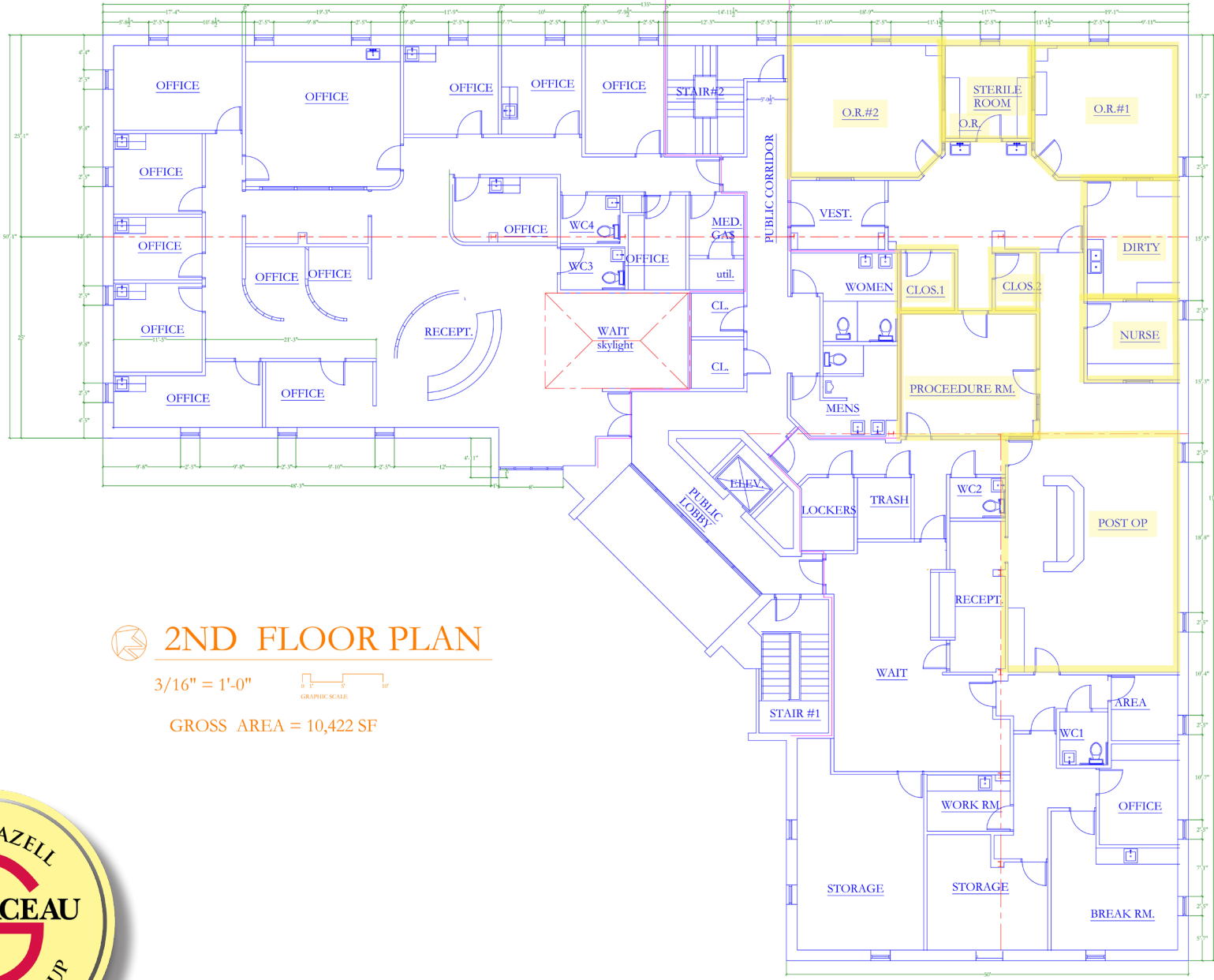
EXISTING OFFICE BLDG
620 BOULTON ST.
BEL AIR, MARYLAND

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

Drawing Title
1ST FLOOR
PLAN
12/27/23

Drawing Number
1

SECOND FLOOR PLAN



2ND FLOOR PLAN

3/16" = 1'-0" GRAPHIC SCALE

GROSS AREA = 10,422 SF



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620 BOULTON ST.
 BEL AIR, MARYLAND

Revision	No.	Date	Reference

Date: 12-31-2023
 Drawing Title: 2ND FLOOR PLAN
 Drawing Number: 2



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