



**Chris Streett**  
 Streett Hopkins Real Estate, LLC  
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 chris@streetthopkins.com



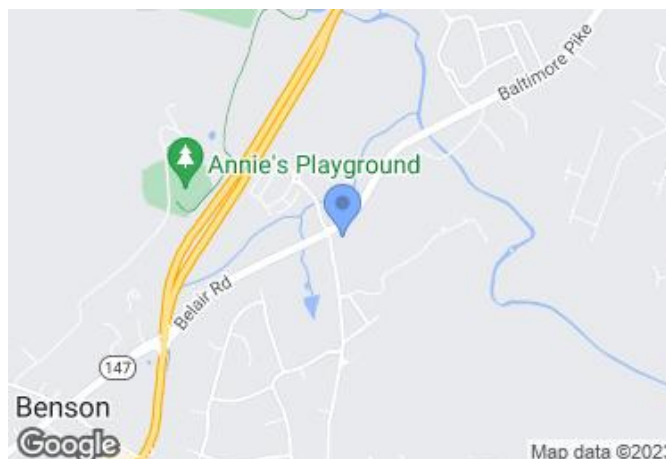
## Agent 360

**1131 Belair Rd #103, Bel Air, MD 21014**

**Active**

**Commercial Lease**

**\$1,206.25**



**Recent Change:** **10/09/2023 : New Active : ->ACT**

MLS #: MDHR2026136  
 Tax ID #: 1303137333  
 Sub Type: Office  
 Waterfront: No

Leasable SQFT: 845  
 Price / Sq Ft: 1.43  
 Business Use: Medical, Professional  
 Year Built: 1978

### Location

County: Harford, MD  
 In City Limits: No  
 School District: Harford County Public Schools  
 Election District: 03

### Association / Community Info

Property Manager: No

### Taxes and Assessment

Zoning: B3

### Commercial Lease Information

Date Available:	10/09/23	Current Use:	Office
Business Type:	Medical, Professional	Leasable SQFT:	845
Traffic Count:	20000-29999	Existing Lease Type:	Modified Gross
Tenant Pays:	Utilities - All	Final Lease Type:	Modified Gross
Owner Pays:	Lawn/Shrub Care, Management, Parking Fee, Repairs, Snow Removal, Taxes-Real Estate, Trash Collection, Water	Rent Includes:	Common Area Maintenance, Grounds Maintenance, Insurance, Lawn Service, Snow Removal, Taxes, Trash Removal

### Building Info

Yr Major	2021	Construction Materials:	Brick
Reno/Remodel:		Total Loading Docks:	0
Building Units Total:	1	Total Levelers:	0
Building Total SQFT:	13,248 / Assessor	Total Drive In Doors:	0

### Lot

Lot Acres / SQFT: 2a / 87120sf / Assessor

### Ground Rent

Ground Rent Exists: No  
 Ground Rent Amount: Annually

### Parking

Car Parking Spaces	25	Features:	Parking Lot
<b>Total Parking Spaces</b>	<b>25</b>		

### Interior Features

Interior Features: Accessibility Features: 32"+ wide doors, Level Entry - Main, No Stairs

### Utilities

Utilities: Central A/C; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer


## Remarks

Agent:	Approximately 845 sqft of office professional space on Belair Road in Bel Air. Over 20,000 daily traffic count that drives by this property daily. Main level access into building and space. Space comprises of 25 x19 room, kitchenette, private bathroom, utility room and small private. Opportunity to have sign on pylon on Belair Road. Plenty of on site parking. Don't miss out on having your business in this professional building and space.
Public:	Approximately 845 sqft of office professional space on Belair Road in Bel Air. Over 20,000 daily traffic count that drives by this property daily. Main level access into building and space. Space comprises of 25 x19 room, kitchenette, private bathroom, utility room and small private. Opportunity to have sign on pylon on Belair Road. Plenty of on site parking. Don't miss out on having your business in this professional building and space.

## Listing Office

Listing Agent:	<a href="#">Chris Streett</a> (75293) (Lic# 534297)	(410) 967-9896
Listing Agent Email:	<a href="mailto:chris@streetthopkins.com">chris@streetthopkins.com</a>	
Responsible Broker:	Timothy Hopkins (26410) (Lic# 06121-MD)	
Listing Office:	<a href="#">Streett Hopkins Real Estate, LLC</a> (HHC1) (Lic# Unknown)	
	118 S Main St, Bel Air, MD 21014-3818	
Office Phone:	(410) 879-7466	Office Fax:(410) 776-3149

## Showing

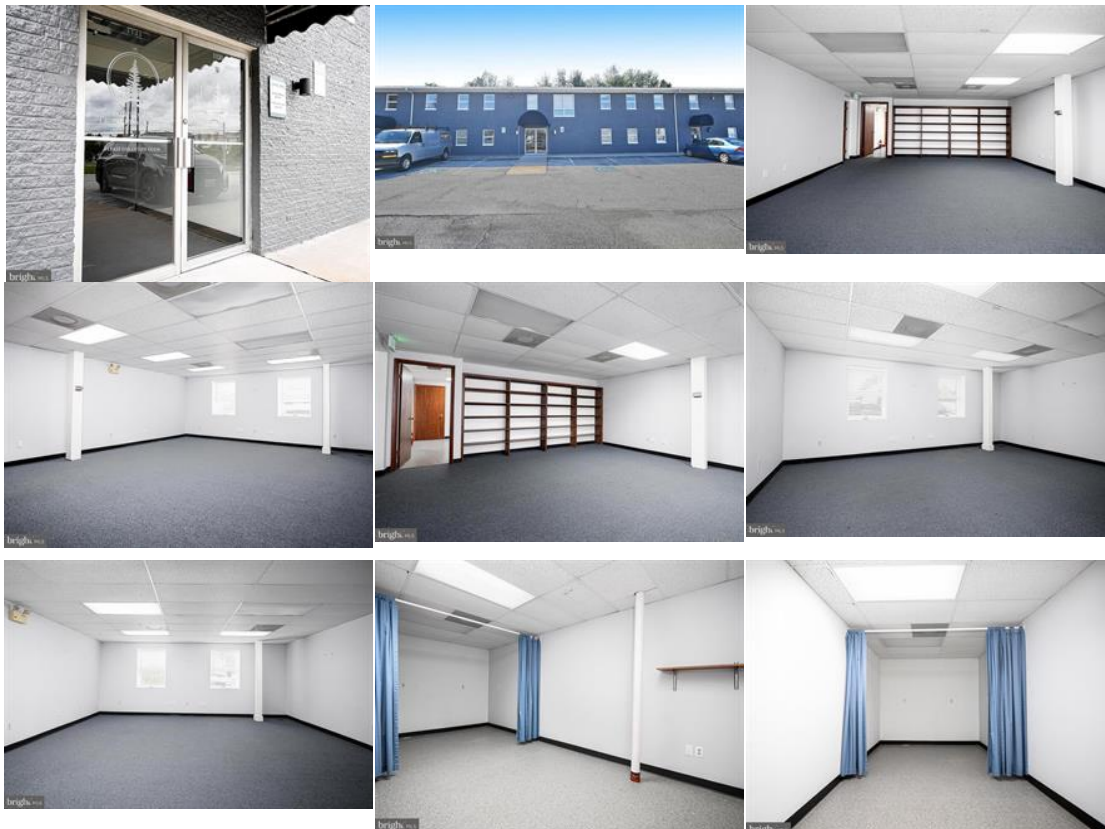
Appointment Phone:	(410) 879-7466	 - <a href="#">Schedule a showing</a>	
Showing Contact:	Agent	Lock Box Type:	None
Contact Name:	Chris Streett		
Showing Requirements:	24 Hours Notice, Appointment Only, Call First - Listing Agent 2, Email First - Lister, Lister Must Accompany, Lockbox-None		
Showing Method:	In-Person and Live Video		
Directions:	Property located on the corner of Belair Road and Old Joppa Road		

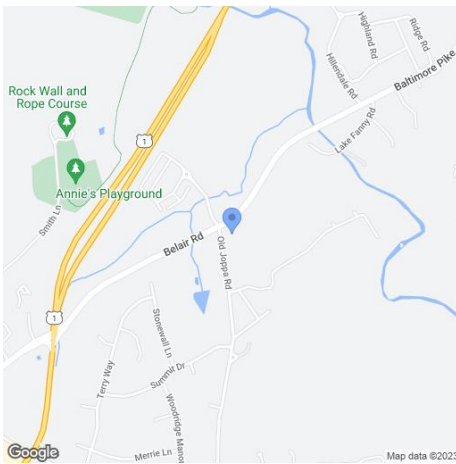
## Compensation

For more information about offers of compensation, see <a href="https://www.brightmls.com/offer-comp">BrightMLS.com/offer-comp</a> .			
Buyer Agency Comp:	3% Of Yearly Rent	Sub Agency Comp:	3% Of Yearly Rent
		Dual/Var Comm:	No

## Listing Details

Original Price:	\$1,206.25	Owner Name:	Rj United Llc
Listing Agrmnt Type:	Exclusive Agency	DOM / CDOM:	16 / 16
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Dual Agency:	No	Expiration Date:	10/09/24
Listing Term Begins:	10/09/2023		
Listing Entry Date:	10/09/2023		





## Summary Information

Owner: Rj United Llc  
 Owner Address: 1131 Baltimore Pike  
 Owner City State: BEL AIR MD  
 Owner Zip+4: 21014-5132  
 No Mail(P): No  
 Owner Carrier Rt: C015

Property Class: Commercial  
 Annual Tax: \$19,532  
 Record Date: 09/17/20  
 Sale Amount: \$1,300,000  
 Book: 14114  
 Page: 451  
 Tax Record Updated: 08/02/23

## Geographic Information

County: Harford, MD  
 Municipality: Unincorporated  
 High Sch Dist: Harford County Public Schools  
 Tax ID: 1303137333  
 Tax Map: 0055  
 Tax ID Alt: 03137333  
 Tax Act Num: 137333  
 City Council Dist: 03

Lot: PAR 1  
 Parcel Number: 836  
 Grid: 0001E  
 Census: 3034.002  
 Qual Code: Average  
 Sub District: 0  
 Sub Parcel: 0836

## Assessment & Tax Information

Tax Year:	2023	Annual Tax (Est):	\$19,532	Taxable Total Asmt:	\$1,838,767
County Tax (Est):	\$19,532	Taxable Land Asmt:	\$1,000,000		
Asmt As Of:	2023	Taxable Bldg Asmt:	\$932,100		
		State/County Tax:	\$19,532		
				Mult. Class:	00

## Lot Characteristics

Pavement Desc:	Asphalt	SQFT:	87,120	Zoning:	B3
Site Influence:	COMMERCIAL/INDUS	Acre:	2.0000	Zoning Desc:	General Business District
		Roads:	Paved		

## Building Characteristics

Total SQFT:	13,248	Exterior:	Brick	Water:	Public
Bldg Footprint SQFT:	13,248	Stories Desc:	2.00	Sewer:	Public
Stories:	2.00	Roof:	Shingle -	Year Built:	1978
Total Units:	1		Composite	Roof Desc:	Gable
Abv Grd Fin SQFT:	13,248	Porch/Deck SQFT:	100		
Fireplace Total:		Heat Delivery:	Heat Pump		
Porch Type:	1 Story Open	Outbuilding:	Office Building,		
Bldg Condition:	Average		Medical		
		Property Class	C		
		Code:			
Sec 2 Construction:		Sec 2 Area:	13248	Sec 2 Story Type:	
Sec 2 Description:	Base Area (Commercial buildings)	Sec 2 Dimensions:		Sec 2 Type:	

#### Codes & Descriptions

Land Use: C Commercial  
County Legal Desc: PARCEL 1 2.00 AC 1131 BALTIMORE PIKE LD OTEYZA ET AL P 85/36  
Use Type: Medical Office Building

#### MLS History

MLS Number	Category	Status	Status Date	Price
MDHR2026136	COML	Active	10/09/23	\$1,206.25
MDHR2007428	COML	Closed	02/16/23	\$13.00
MDHR255852	COML	Expired	01/14/22	\$16.00
MDHR256322	COML	Expired	01/04/22	\$15.00

#### Annual Tax Amounts

Year	County	Municipal	School	Annual
2023	\$19,532			\$19,532
2022	\$19,532			\$19,532
2021	\$20,046			\$20,046
2020	\$19,906			\$19,906
2019	\$19,519			\$19,519
2018	\$17,625			\$19,520
2016	\$17,625			\$19,520
2015	\$17,638			\$19,534
2014	\$16,452			\$18,221
2013	\$15,266			\$16,907
2011	\$19,678			\$21,793
2010	\$19,839			\$21,971
2009	\$17,949			\$19,838
2008	\$15,904			\$17,551

#### Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2023	\$1,000,000	\$932,100	\$1,838,767			
2022	\$1,000,000	\$792,100	\$1,792,100			
2021	\$1,000,000	\$691,500	\$1,758,567			
2020	\$1,000,000	\$691,500	\$1,725,033			
2019	\$1,000,000	\$691,500	\$1,691,500	\$1,000,000	\$691,500	\$1,691,500
2018			\$1,691,500	\$1,000,000	\$691,500	\$1,691,500
2016			\$1,691,500	\$1,000,000	\$691,500	\$1,691,500
2015			\$1,692,700	\$1,000,000	\$692,700	\$1,692,700
2014			\$1,578,900	\$1,000,000	\$692,700	\$1,692,700
2013			\$1,465,100	\$1,000,000	\$692,700	\$1,692,700
2011			\$1,888,500	\$1,000,000	\$888,500	\$1,888,500
2010			\$1,903,900	\$1,000,000	\$903,900	\$1,903,900
2009			\$1,686,900	\$1,000,000	\$903,900	\$1,903,900
2008			\$1,469,900	\$1,000,000	\$903,900	\$1,903,900

Record Date: 09/17/2020      Book: 14114  
Settle Date:                      Page: 451  
Sales Amt: \$1,300,000      Doc Num:  
Sale Remarks:  
Owner Names: Rj United Llc

Mort Rec Date: 09/17/2020 Lender Name: SANDY SPRING BK SANDY SPRING  
Mort Date: 09/11/2020 Term: BK  
Mort Amt: \$1,615,000 Due Date: 0  
Remarks: Construction Loan

Record Date: 03/26/2007 Book: 7272  
Settle Date: Page: 126  
Sales Amt: Doc Num:  
Sale Remarks:  
Owner Names: 1131 Belair Road Llc

Record Date: 09/10/1990 Book: 0  
Settle Date: Page: 0  
Sales Amt: \$1,200,000 Doc Num:  
Sale Remarks:  
Owner Names: B Burke Haskins

Record Date: 12/08/1983 Book: 0  
Settle Date: Page: 0  
Sales Amt: \$350,000 Doc Num:  
Sale Remarks:  
Owner Names: Old Joppa Associates

Flood Zone in Center of Parcel: X  
Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.  
Flood Zone Panel: 24025C0163E Panel Date: 04/19/2016  
Special Flood Hazard Area Out  
(SFHA):  
Within 250 feet of multiple flood No  
zone:

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Record Date	09/17/2020	\$1,300,000	Rj United Llc
Public Records		Record Date	03/26/2007	\$	1131 Belair Road Llc
Public Records		Record Date	09/10/1990	\$1,200,000	B Burke Haskins
Public Records		Record Date	12/08/1983	\$350,000	Old Joppa Associates

MLS History Details

Listing Info		Change Type	Change Date	Price
MLS#:	<a href="#">MDHR2026136</a>	New Active	10/09/23	\$1,206.25
Prop. Type:	Commercial Lease	New Listing	10/09/23	
DOM / CDOM:	16 / 16			
Listing Office:	<a href="#">Streett Hopkins Real Estate, LLC</a>			
MLS#:	<a href="#">MDHR2007428</a>	Final Closed Price	02/17/23	\$13.00
Prop. Type:	Commercial Lease	Closed	02/17/23	
DOM / CDOM:	410 / 757	Back to Active	01/01/23	
Listing Office:	<a href="#">Streett Hopkins Real Estate, LLC</a>	Expired	12/31/22	
		Price Decrease	10/18/22	\$13.50
		New Active	01/04/22	\$15.00
		New Listing	01/04/22	
MLS#:	<a href="#">MDHR256322</a>	Expired	01/04/22	
Prop. Type:	Commercial Lease	Withdrawn	01/04/22	
DOM / CDOM:	334 / 757	Expired	12/31/21	
Listing Office:	<a href="#">Streett Hopkins Real Estate, LLC</a>	Price Decrease	04/01/21	\$15.00

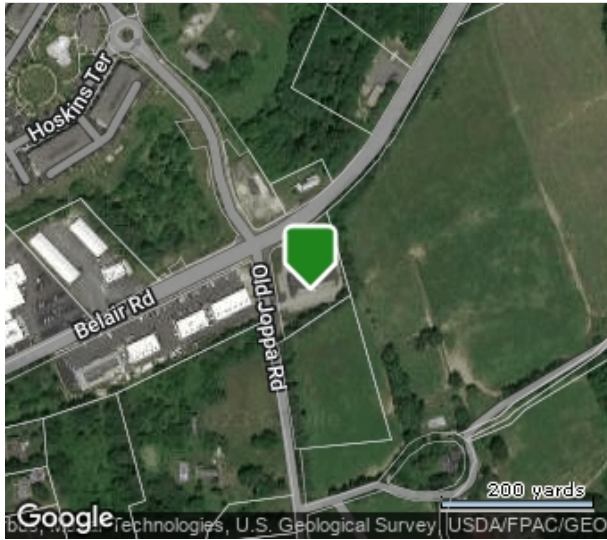


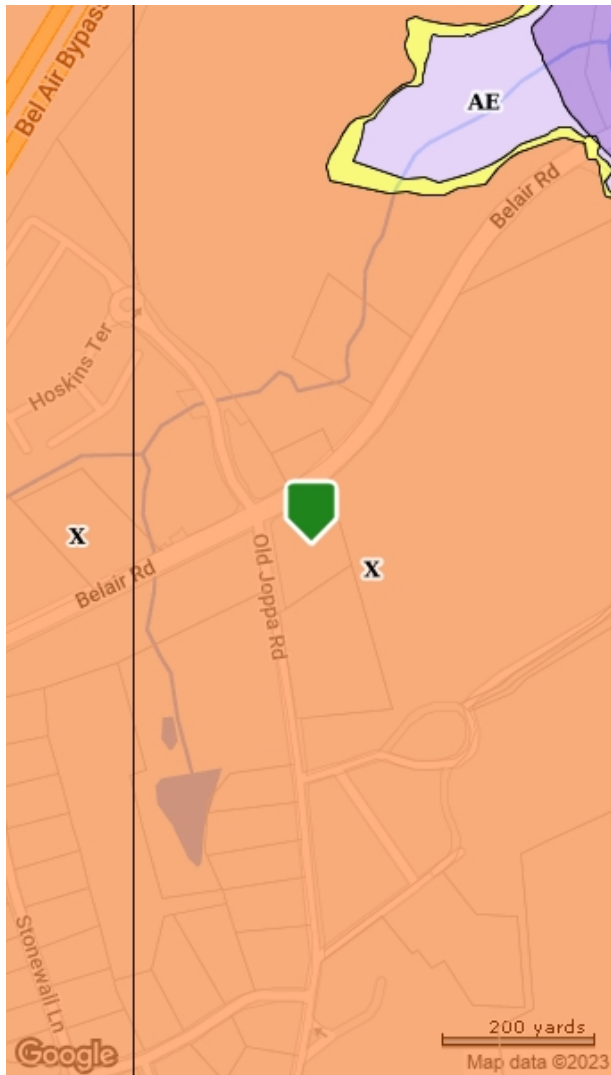
[LLC](#)

New Active	02/01/21	\$16.00
New Listing	02/01/21	

MLS#: [MDHR255852](#)  
Prop. Type: Commercial Lease  
DOM / CDOM: 14 / 757  
Listing Office: [Streett Hopkins Real Estate, LLC](#)

Expired	01/14/22	
Withdrawn	02/01/21	
Price Decrease	02/01/21	\$16.00
Price Increase	02/01/21	\$3,500.00
New Active	01/19/21	\$16.00
New Listing	01/19/21	





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway    ■ 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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