



For Sale!

300 ALLEGHENY AVENUE TOWSON, MD 21204



INCREDIBLE INVESTMENT OPPORTUNITY!

A well-maintained three-story office building in a prime, high-traffic location in Towson, Maryland. Ideal for an owner-user, investor, or professional practice, the property features 12 private offices, two reception areas, a conference room, kitchenette, multiple storage spaces, and 2.5 bathrooms across three levels. With 12 on-site parking spaces and close proximity to restaurants, retail, banks, and public transit, this turnkey asset offers excellent visibility, convenience, and long-term value.

LOCATION INFORMATION

- High-visibility, high-traffic corridor
- Minutes from Towson Town Center and downtown Towson
- Easy access to major routes including I-695 (Baltimore Beltway)
- Surrounded by retail, restaurants, banks, and professional services
- Strong professional and medical office submarket
- Excellent public transportation access

KEY PROPERTY FACTS

- Building Size: 3,027 SF
- Lot Size: 0.22 Acres (9,583 SF)
- Year Built: 1913 (Estimated)
- Zoning: RO (Residential Office)
- Parking: 10–12 On-Site Spaces (Parking Lot)
- Use: Professional Office
- Floors: 3 Stories
- Condition: Well Maintained / Turnkey

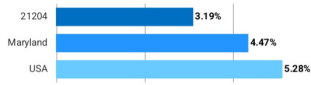
FINANCIAL HIGHLIGHTS

- List Price: \$950,000
- Price Per SF: \$313.84
- Annual Taxes (2026): \$9,929
- Tax Assessment: \$808,600

1 mile radius near Towson, MD 21204

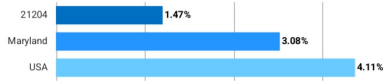
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



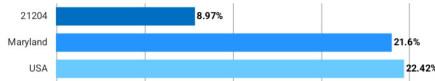
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



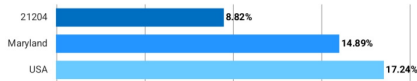
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

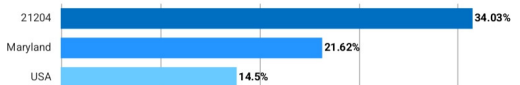
This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



1 mile radius near Towson, MD 21204

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.
Source: Bureau of Labor Statistics via Esri, 2025
Update Frequency: Annually



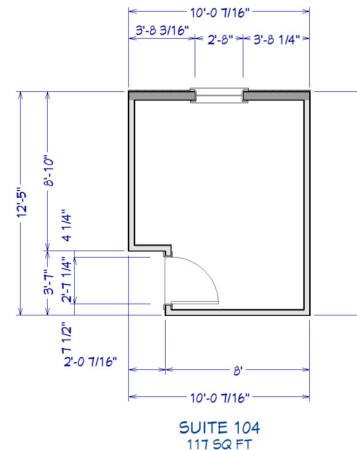
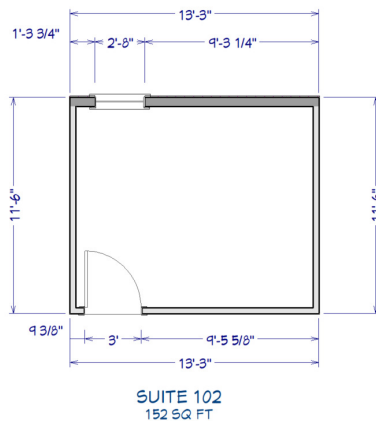
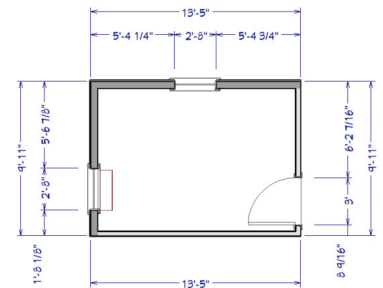
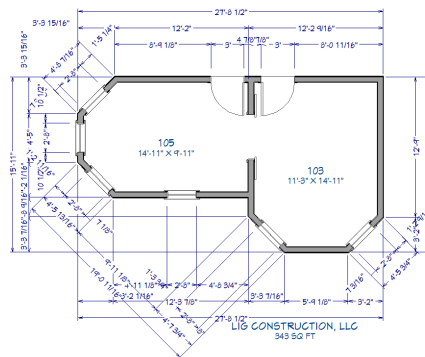
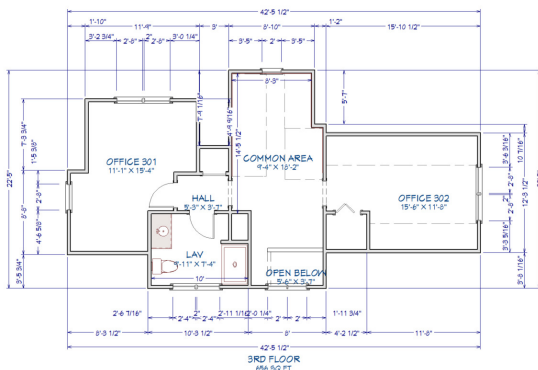
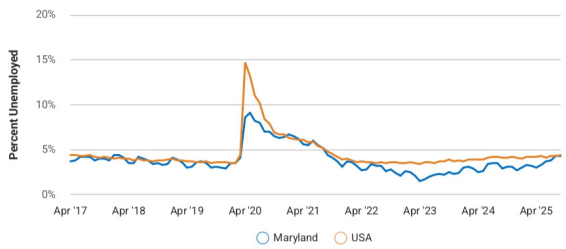
Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.
Source: Bureau of Labor Statistics via Esri, 2025
Update Frequency: Annually



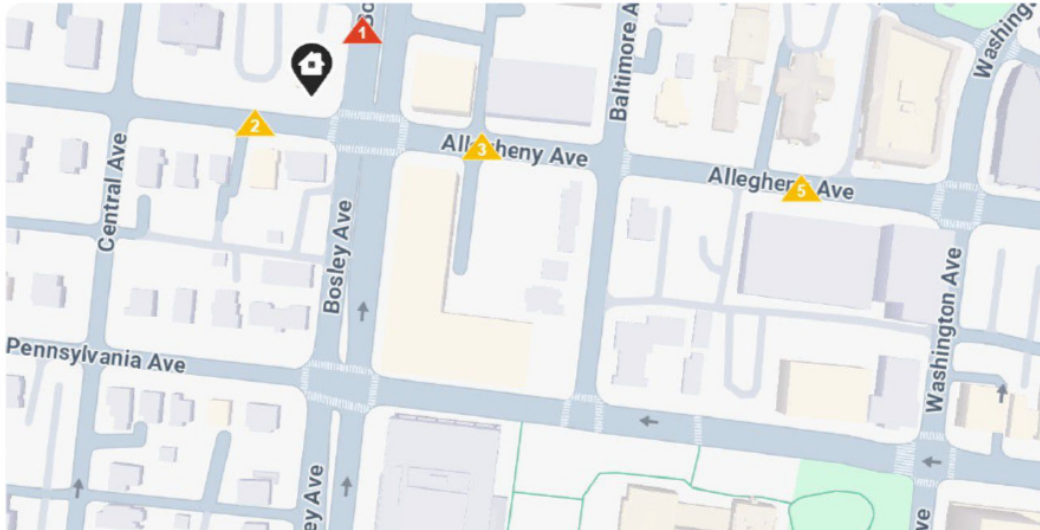
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Source: Bureau of Labor Statistics
Update Frequency: Monthly



MARKET & INVESTMENT HIGHLIGHTS

- High-demand office corridor in Towson submarket
- Strong visibility on a major arterial road
- Immediate access to dense residential population base
- Near major employers, retail anchors, and government services
- Rare opportunity for small-bay office ownership in core Towson



Traffic Counts within 1 mile by Proximity

1 18,710

Bosley Avenue

2025 Est. daily traffic counts

Cross: W Joppa Rd

Cross Dir: NE

Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2020	▲ 18,600	AADT
1999	▲ 13,837	ADT
1992	▲ 13,700	ADT

2 2,547

Allegheny Avenue

2025 Est. daily traffic counts

Cross: Bosley Ave

Cross Dir: E

Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2022	▲ 2,534	AADT
2021	▲ 2,513	AADT
2018	▲ 2,620	AADT
2012	▲ 2,330	AADT
1998	▲ 3,454	ADT

3 5,214

Allegheny Ave

2025 Est. daily traffic counts

Cross: Bosley Ave

Cross Dir: W

Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2012	▲ 5,080	AADT
1998	▲ 6,184	ADT
1992	▲ 8,500	ADT

4 7,043

Bosley Ave

2025 Est. daily traffic counts

Cross: W Chesapeake Ave

Cross Dir: S

Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2004	▲ 6,869	ADT

5 5,115

Allegheny Avenue

2025 Est. daily traffic counts

Cross: Washington Ave

Cross Dir: E

Distance: 0.05 miles

Historical counts

Year	▲ Count	Type
2022	▲ 5,124	AADT
2021	▲ 5,093	AADT
2020	▲ 4,452	AADT
2018	▲ 5,330	AADT
2017	▲ 5,445	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

LET'S TALK. CONTACT ME TODAY.

- FOR FINANCIALS, FLOOR PLANS, AND FULL OFFERING DETAILS
- OWNER-USER, INVESTOR, AND REDEVELOPMENT POTENTIAL AVAILABLE

UNTRADITIONAL. UNCONVENTIONAL.
WE ARE REALTYONEGROUP

ALEXIS WISE

A. Wise Realtor

OFFICE

MOBILE

240.583.1183 301.537.2271

AWISE@ROGPFORMANCE.COM



REALTYONEGROUP
PERFORMANCE

9658 Baltimore Ave, Suite
300 College Park, MD 20740

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