



OFFICE CONDO FOR SALE

BUILDING IDENTIFICATION:	The Ridgely Condominiums
PROPERTY ADDRESS:	205 E. Joppa Road; Suite 105 Towson, Maryland 21286
CONDO SIZE:	1,450 square feet ±
ELEVATORS:	3
OCCUPANCY:	Upon settlement
ZONING:	BM-CT, which is Baltimore County's designation for Business Major/Town Center
CONDO FEE:	\$981.42 per month
CONDO FEE INCLUDES:	HVAC maintenance and repair, electricity, exterior building maintenance, heat, lawn care, security, snow removal, trash removal, management, insurance, water, alarm system, pool and exercise and event room
REAL ESTATE TAXES:	\$4,139.78
PARKING:	Three (3) deeded spaces included in sale of unit
INTERNET:	Verizon (FIOS) and Comcast
UTILITY SERVICE:	Public water, public sewer, electric, and telephone
ELECTRIC SERVICE:	110v, single phase, 100 amps
HEATING SYSTEM:	Controlled by Owner; electric
AIR CONDITIONING SYSTEM:	Controlled by Owner; central air
HVAC:	Split system heat pumps
YEAR BUILT:	1975
RESTROOMS:	Two in office area
OFFICE BUILD OUT:	Yes
BUSINESS HOURS OF BLDG:	24/7
DEMOGRAPHICS AVAILABLE:	Yes
AMENITIES:	<ul style="list-style-type: none">• Heated pool• Three undercover parking spaces• Exercise and event rooms• 24-hour lobby desk
DIRECTIONS:	Two blocks east of York Road roundabout

For additional information, contact:
Andrew Brink – 518.225.8244 or abrink@trialliance.com