

FOR RENT

3712 Falls Rd - Hampden



Ben Frederick Realty, Inc.



- 997 Sq Ft on 2 floors.
- 12,000 Vehicles Per Day
- Easy Access to I-83
From Cold Spring La or Falls Rd
- Around the corner from
"The Avenue"
- Store is being totally renovated
with exposed brick walls, hardwood
floors and new electric and
plumbing.

Address: **3712 Falls Rd**
Baltimore City, Maryland 21211
Hampden Neighborhood

Building: Each Floor is approx. 15' x 30'
997 Sq.Ft. Total

Zoning: B-1-2
"Neighborhood Business" District
Allows light retail uses

Building: Brick construction with wood-joisted floors.
Some exposed brick walls.
Pitched roof – can create an open loft-style
look on the second floor

Utilities: Landlord will install a new gas forced air
furnace with central air conditioning, a new
bathroom, and new, updated electric service.
City water, city sewer, city trash pick-up.

Property Taxes: \$1,428 (\$119/month)

Rent: \$1,400/mo
Plus utilities and taxes

Subject to Credit Approval.

Fill out a rental application at

<http://www.BenFrederick.com/Documents/ApplicationComml.pdf>



Ben Frederick Realty, Inc.



Contact Ben Frederick III, CCIM

Commercial-Investment Specialist

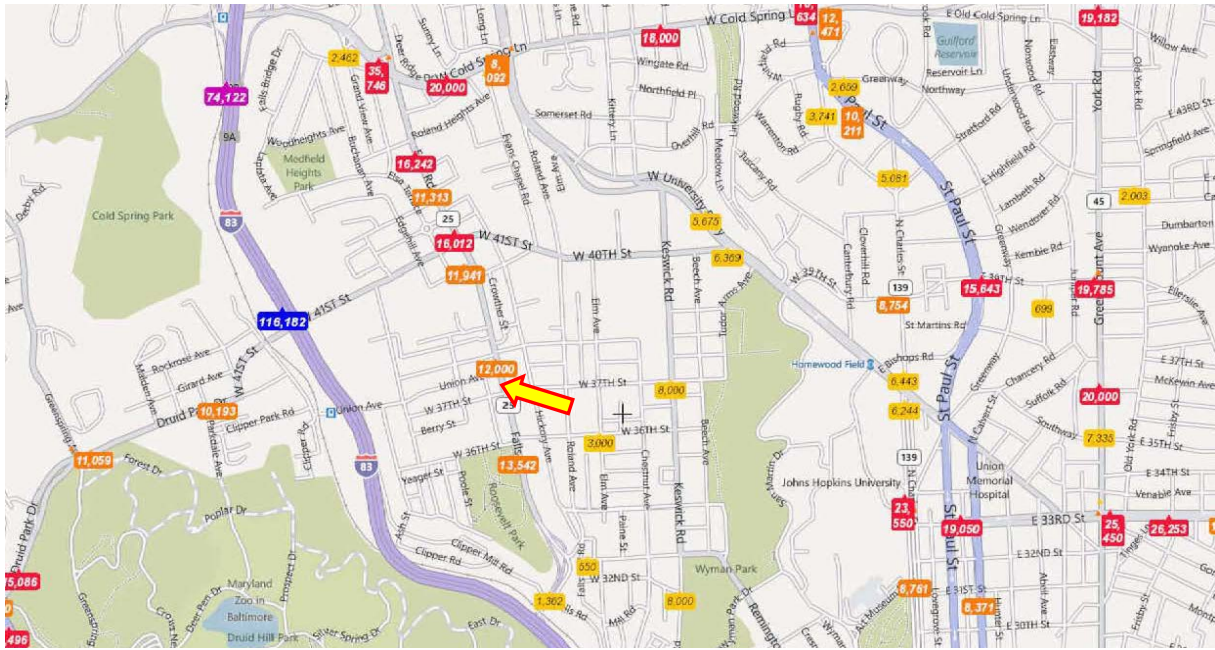
Ben Frederick Realty Inc.

Owner's Exclusive Agent

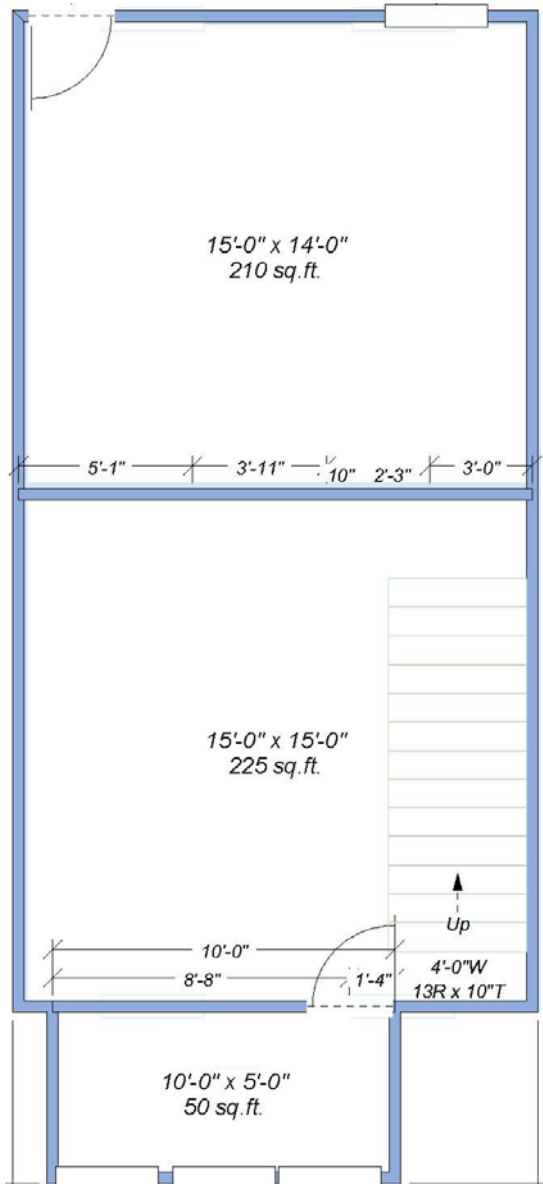
410-435-5040

www.BenFrederick.com

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.



FIRST FLOOR PLAN:



SECOND FLOOR PLAN:

