



Ben Frederick Realty, Inc.

8836 Belair Rd

White Marsh MD 21236

1,500 sq.ft.

Retail Store



Totally Renovated Gorgeous Interior

Location 8836 Belair Rd
White Marsh, MD 21236

Parking 12 Parking Spaces
1 detached garage (12x15)
2 curb-cuts

Lot 18,300 sq.ft. = 0.42 acre

Zoned BL

Built 1938

Block/Lot Map 72, Parcel 23

Building Area 1,511 sq.ft.

Traffic 32,000 vehicles per day

- Building*
- 1-Story brick building
 - Single-pane wood windows
 - Slot-Board on many walls.
 - Hardwood floors, vaulted ceilings.
 - Ceramic tile bathroom with full size cast-iron tub and shower.
 - Asphalt Driveway and Parking for 8 vehicles in the rear.
 - Block Foundation
 - Pitched, Asphalt Shingle Roof
 - Loft Office on the second floor.
 - Track Lighting

- Utilities*
- Gas-Fired Hot Water Boiler (Burnham, 96,000 BTU, dated 1981)
 - Aqua-Therm Air Handler with Central Air Conditioning and Heating Coils.
 - 200 Amp electric with Cutler Hammer circuit breakers.
 - 40-gallon gas-fired water heater dated 1963.
 - All water pipes appear to be copper.
 - City Water, County Sewer.

Environmental No asbestos observed, no oil tanks observed.

List Price **\$339,000** in fee simple

Contact **Ben Frederick III, CCIM, Broker**
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