

Commercial Building For Sale:

1707 Wilmington Ave

Near Washington Blvd & I-95 exit 51



Ben Frederick Realty, Inc.



2,820 Sq Ft on 2 floors M-2 Industrial Zoning Off-Street Parking / Fenced Yard

Address: **1707 Wilmington Ave, Baltimore City, MD 21230**
Lot: 75' x 125', 9,583 sq.ft. land area. M-2-1 "Moderate Industrial Zoning" allows outside storage of vehicles
Property Taxes: The Property is assessed for \$69,566 for a tax bill of \$1,498.
Building: Built in 1940 of block construction with a pitched, asphalt shingle roof. Grade goes downhill behind the building so that there is level access into the basement from the rear, making the basement very usable space. Hardwood floors (concrete floor in basement), wood joisted construction.
Utilities: ½" copper water main; 100 Amp single-phase electric service, gas meter. Building used to have a gas forced air furnace. Aluminum frame windows and joulasy windows.
Offering Price: \$79,900 (only \$28 per sq ft!)



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Contact Ben Frederick III, CCIM
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