



Office Building for Sale

5610 Harford Rd.
in *Hamilton, Baltimore City, 21214*

3 floors
15,000 sq. ft.

» Property

BUILT	1937
ZONING	C-2 Community Commercial District
LOT	Block 5414 Lot 40
SIZE	15,000 sq. ft. Gross Building Area

» Kitchens and Bathrooms

KITCHENS	One kitchenette on each floor.
BATHROOMS	Some handicap-accessible bathrooms throughout. 2 baths on ground floors; 4 baths on 2 nd floor; 2 baths on 3 rd floor.

» Interior

WALLS & CEILINGS	Drywall walls throughout. Suspended grid ceilings.
FLOORS	Ground floor has vinyl plank flooring; 2 nd floor has a mix of vinyl plank and carpeting; 3 rd floor has mostly carpeting.

» Utilities

HEAT	Electric heat pump for each floor; supplemental electric baseboard heat in some rooms.
COOLING	Rooftop a/c unit for each floor; Goodman 2019, Trane 2015, and one unknown.
HOT WATER	Small electric units.
ELECTRIC	3 meters; 400 amp 3-phase service. 4 4-amp panels, some 3-phase, some single-phase.
GAS	No gas.
PLUMBING	2" galvanized water main. Interior water pipes mix of galvanized, copper, and pvc.
TRASH	Month-to-month trash service contract with Cockey's Enterprises.

» Exterior

CONSTRUCT	Brick exterior with concrete block foundation. Concrete floors.
ROOF	Modified bitumen with gravel.
WINDOWS	Double pane windows.
PARKING	Metered main street parking and free side street parking. Transferable parking contract with church 2 blocks north.
FIRE ESCAPE	2 interior stairs provide needed egress. Elevator services all 3 floors. Sprinkler systems in ground floor and 2 nd floor.
ADA ACCESSIBILITY	Wheelchair ramp to main entrance; elevator services all 3 floors; ground floor and 2 nd floor equipped with ADA restrooms.

» Environmental

LEAD PAINT	Unknown.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.



Call Tom Fair

443 616 1041 Seller's Exclusive Agent

\$995,000 in fee simple

\$66 per sq. ft. No ground rent.

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