



4 Commercial Stores

7917 Harford Road
Parkville, Baltimore County, 21234

- 3 Beauty Salons
- 1 Pharmacy



» Property

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| BUILT | ~1900. |
| ZONING | DR 5.5. |
| LOT | 4,374 of Land Area District 14, Account Number 1408055226 |
| SIZE | 2,924 Sq. Ft. Gross Living Area. |

» Exterior

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|--------------------|---|
| CONSTRUCT | Brick construction with block foundation. |
| ROOF | 7915 has a flat, built-up roof. 7917 has a rubber roof with aluminum fibre coating. |
| WINDOWS | Two large retail store windows; upper level has vinyl replacement windows. |
| PARKING | 5 off-street parking spaces on asphalt pad. |
| FIRE ESCAPE | None required for 2-story building. |

» Interiors

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| SALONS | All fit outs are performed by the tenants for their individual spaces. Salons feature laminate flooring and walls are mostly drywall. The first level salon has a suspended grid ceiling. Two salons have half bathrooms, one with a wall mounted sink and one with modern vanity. The upper-level salon has a full bathroom, with wall pedestal sink and cast-iron tub with ceramic tile tub surround. The first-floor salon has a private patio at the rear of the building. |
| PHAR-MACY | The Pharmacy has a waiting area with vinyl tile flooring, drywall walls and suspended grid ceiling. A half bath is located at the rear of the first floor, with wall mounted sink and modern vanity. The lower level is used for storage, with vinyl flooring throughout the finished space. |

» Utilities

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| HEAT | Separate electric heat pumps for each unit. |
| HOT WATER | 1 40-gallon Rheem gas-fired water heater serves all four stores; 2023. |
| ELECTRIC | 4 electric meters. |
| GAS | 2 gas meters. |
| PLUMBING | All observable supply lines are copper or C-PVC. All observable drain lines are PVC or steel. |
| TRASH | Private contract with Total Waste who services a 2-Yard dumpster. |

» Environmental

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|-------------------------|-------------------------------------|
| LEAD-BASED PAINT | Not required for commercial stores. |
| OILTANKS | None observed. |
| ASBESTOS | None observed. |



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\$550,000 Fee Simple.
\$137,500 per unit, \$188 per sq. ft.

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