

MULTI-BUILDING COMMERCIAL PROPERTY FOR SALE

3326 Forge Hill Rd | Street, MD 21154



Commercial Sale

Extremely versatile mixed-use site with rental income in place and room for expansion on 3.92 acres of primarily B3 zoning in Harford County.

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OFFERING SUMMARY

Extremely versatile mixed-use site with rental income in place and room for expansion! 3.92 acres of primarily B3 zoning in Harford County. 5 permanent structures totalling 9700SF currently used for rental income, but the site could also be repurposed for an end user as well. Current income potential is \$180,600/yr. Rent roll available upon request. Seller will provide a \$4000/month master lease for 2 years for the graveled parking pad by the Billboard as well as the rear farmhouse at the request of a Buyer. The 2100SF auto shop + 1600SF Retail storefront are currently available for an end user to occupy or to lease up with new tenants. This site has excellent visibility, great access from both sides, and a multitude of ways to generate income for an end user or any investor.



SITE DETAILS

Price: \$1,675,000

Potential Income: \$180,600/yr

Acreage: 3.918

Frontage: 750ft on Conowingo Rd

Zoning: B3 primary, AG secondary

Improvements: 3yr old roof on rear farmhouse / 5yr old roof on Retail/Apt building

Traffic: 13,500 Cars per day on Conowingo Rd

Utilities: 3 wells & 2 septic systems

Structures: 5 permanent structures totalling 9700SF

Auto Garage: 2100SF with 4 drive-ins

Retail + Apts: 3300SF (Storefront +(2) 2beds/1bath apts)-(Approved for used car sales)

Farmhouse: 2600SF (2 levels with 4beds/1.5 baths)

Mobile Home: 700SF

Rear Garage: 1000SF

13,500 people live within 5 miles of the site

\$130,000 Avg Household Income within 5 miles of site

13,500 Cars per day passing the site on Conowingo Rd





Alma Dr

E & B Body & Paint

CONOWINGO RD

Forge Hill Rd

BILLBOARD

13,250 AADT

AUTO GARAGE

MOBILE HOME

RETAIL & APARTS.

MASONRY SHED

FARMHOUSE

FORGE HILL RD

Bartenfelder Sanitation S



13,250 AADT

STOREFRONT & APTS: 3,310 SF

GARAGE: 2,100 SF ±

MOBILE HOME: 690 SF ±

BILLBOARD

MASONRY SHED: 1,000 SF

FARMHOUSE: 2,595 SF ±

CONOWINGO RD

Forge Hill Rd

Bartanfelder
Sanitation Service



AUTO GARAGE



46' WIDE | 37' DEEP ON STORAGE SIDE | 47' DEEP ON GARAGE SIDE | 11' WIDE DOOR | 14' ± CEILING HEIGHT



RETAIL + APARTMENTS



LOCAL TRADE AREA

