

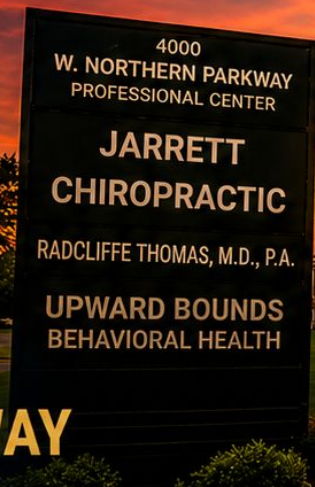


4000

W. NORTHERN PARKWAY

BALTIMORE, MD 21215

OFFERING PRICE
\$795,000



6,200 SF
BUILDING SIZE



5 UNITS
3 OFFICES
2 APARTMENTS



73%
OCCUPIED
(OFFICE &
RESIDENTIAL)



18
PARKING
SPACES



33,885
AVG. DAILY
VEHICLES (VPD)

PROPERTY OVERVIEW:

Exceptional opportunity to acquire a 73% leased, income-producing mixed-use property in one of Northwest Baltimore's most visible commercial corridors. Situated along the highly traveled W. Northern Parkway with approximately 33,885 vehicles passing daily, this well-maintained asset offers an attractive blend of stable commercial tenancy and residential income. This property is also for lease as there is a recent office vacancy.

The property consists of approximately 6,200 square feet of leasable space within a single two-story building and features four fully occupied units, including three professional office suites on the main level and two renovated apartments (one 1-bedroom and one 2-bedroom). The diverse tenant mix provides dependable cash flow while reducing vacancy risk.

Strategically located between Reisterstown Road and Park Heights Avenue, the property benefits from outstanding visibility, convenient access, and strong neighborhood demographics. Including close proximity to Pimlico Race Course, which is undergoing a \$400 MM renovation. The site includes 18 surface parking spaces, providing ample parking for office tenants, residents, and visitors.

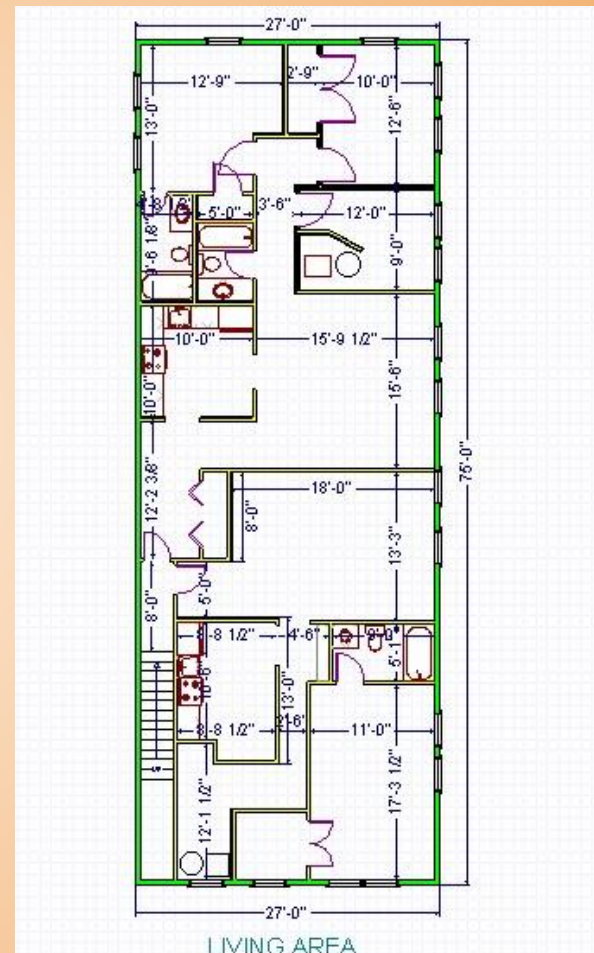
Whether you're completing a 1031 exchange, expanding your investment portfolio, or seeking a stable, turnkey asset with long-term upside, this property offers an exceptional combination of location, occupancy, and diversified income.

Aerial View:



Demographics	1 Mile	3 Mile	5 Mile
Population	24,091	153,153	348,350
Households	12,405	64,654	142,500
Avg. Household Income	\$59,265	\$83,188	\$92,107
Median Age	39.8	38.3	37.0
Daytime Population	22,223	124,262	275,286

- 0.6 Miles from Park Heights Avenue
- 1.8 Miles from I-695 (Baltimore Beltway)
- 2.9 Miles from downtown Baltimore
- 12.6 Miles from BWI airport
- 16.0 Miles from Port of Baltimore

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Property photos



kw FLAGSHIP
KELLER WILLIAMS.

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**COMMERCIAL AND RESIDENTIAL REAL ESTATE
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