



4100 PENNINGTON AVE

BALTIMORE, MARYLAND 21226

INVESTMENT
SALE



MACKENZIE

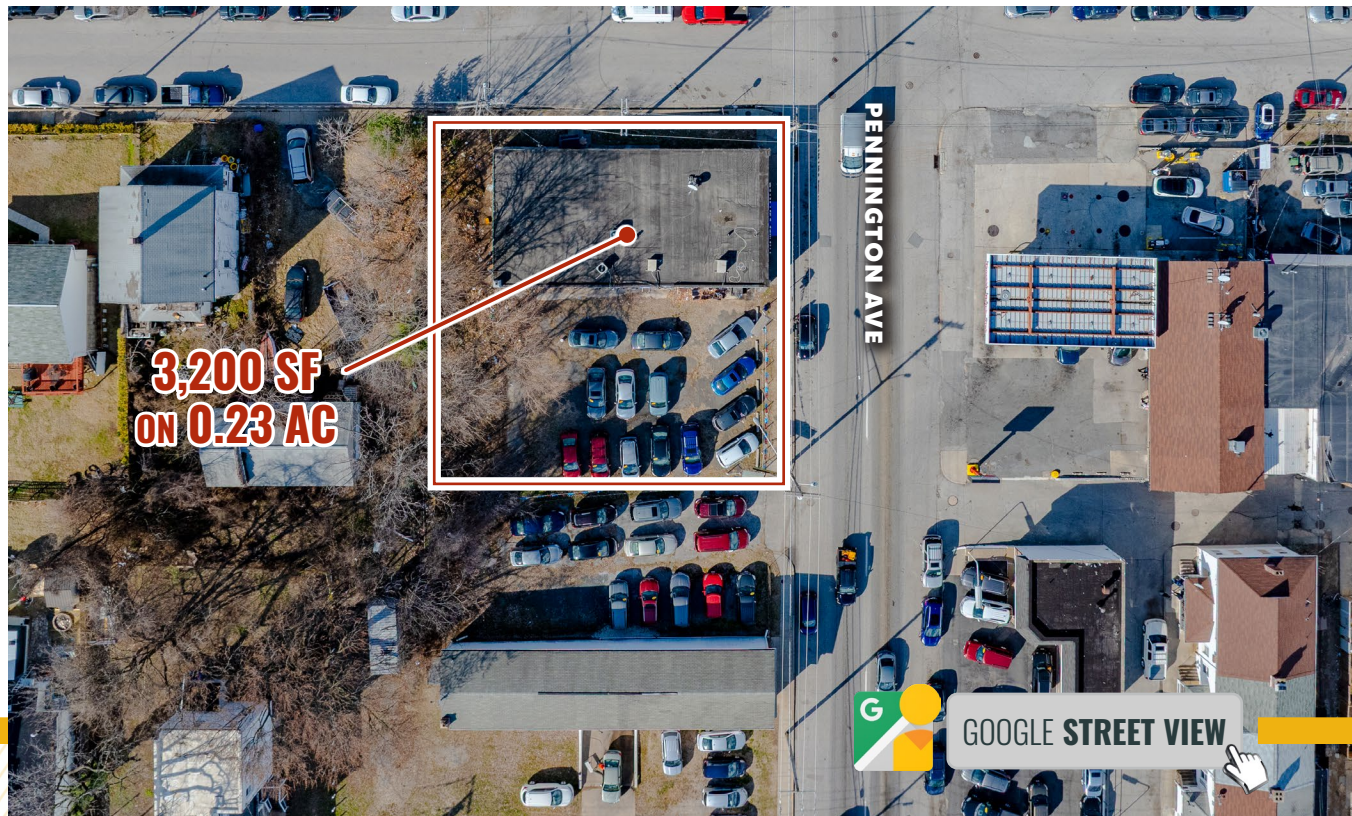
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Easy access to I-95, I-695 and The Port of Baltimore
- Close proximity to Downtown Baltimore
- Outdoor storage lot
- Commercial zoning allows for a variety of uses including contractors, automotive, sales and retail
- Current income:
 - Luckies Deli Market (main building)
 - 10 year deal, commencing on 10/1/2025
 - \$36,000/yr, MG
 - \$1,200/yr escalations
 - Sanns Auto
 - Yard/Lot
 - Month to Month
 - \$6,300/yr

BUILDING SIZE:	3,200 SF ±
SITE SIZE:	0.23 ACRES ±
YEAR BUILT:	1950
ZONING:	COMMERCIAL (C2)
SALE PRICE:	\$525,000



LOCAL BIRDSEYE



E PATAPSCO AVE

Kaufman Products

CSX

United Road Service Tec Center

CURTIS AVE

SITE

Sann's Auto Sales

PLUM ST

PENNINGTON AVE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
4.0 MILES
10 MIN. DRIVE

INTERSTATE 895
1.3 MILES
3 MIN. DRIVE

INTERSTATE 695
2.9 MILES
7 MIN. DRIVE

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
9.5 MILES
15 MIN. DRIVE

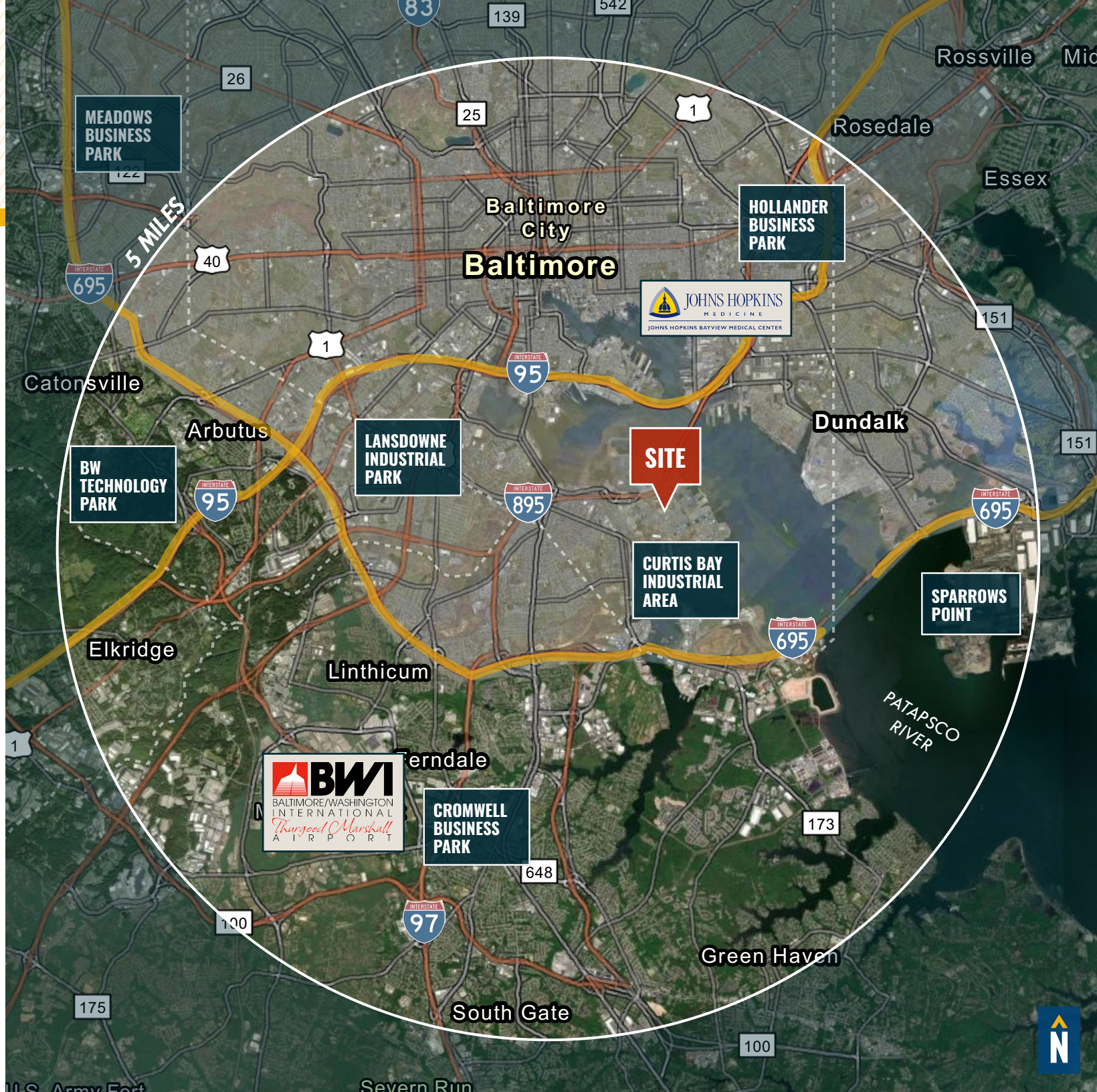
PORT OF BALTIMORE
1706
Helen Delich Bentley
6.5 MILES
18 MIN. DRIVE
(DUNDALK TERMINAL)

CURTIS BAY
1.0 MILES
3 MIN.

INNER HARBOR
6.3 MILES
19 MIN.

WASHINGTON, DC
40.7 MILES
1 HR. 8 MIN.

PHILADELPHIA, PA
104 MILES
1 HR. 50 MIN.



FOR MORE INFO **CONTACT:**



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com

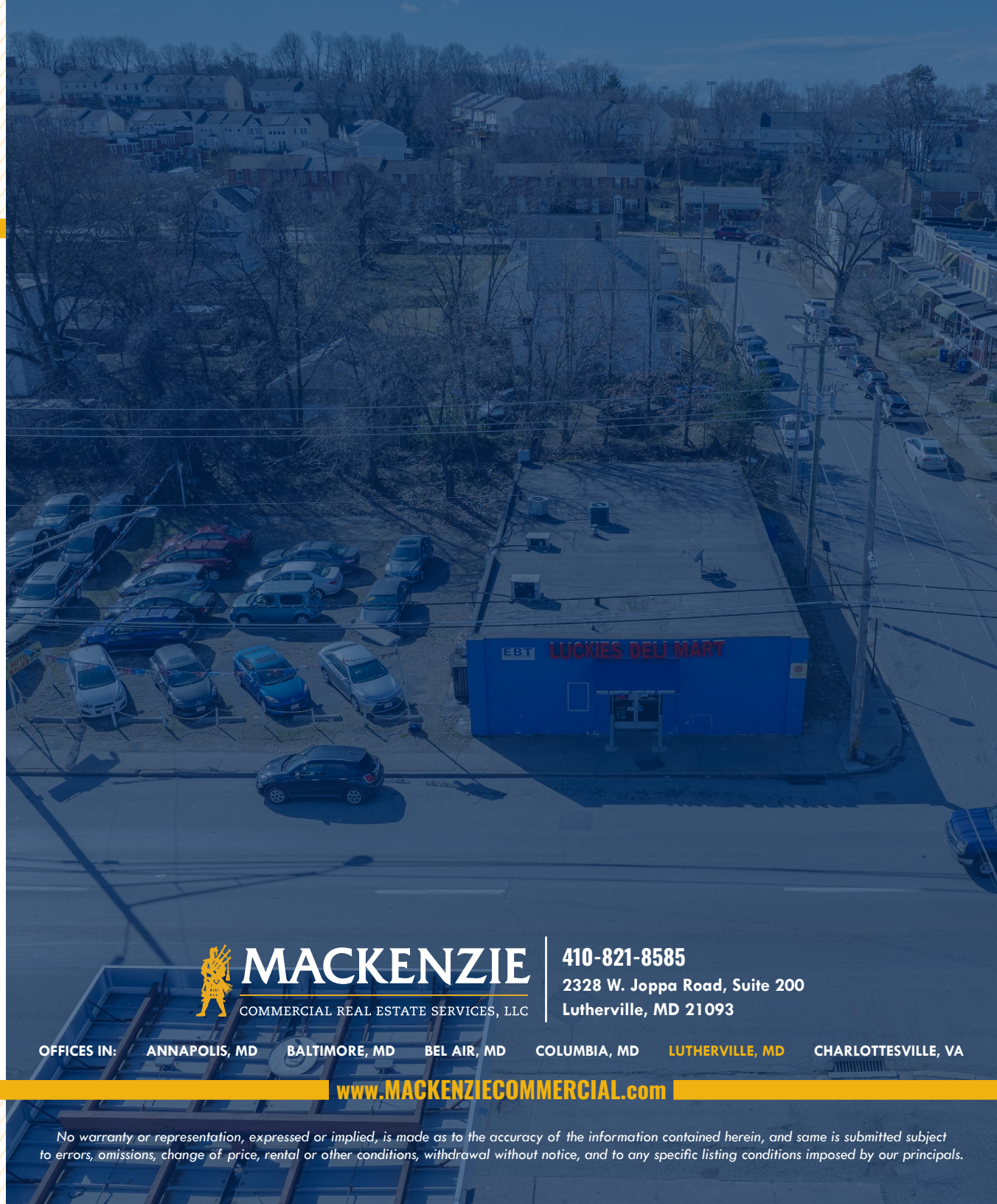


CHRIS BOLAND

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: **ANNAPOLIS, MD** **BALTIMORE, MD** **BEL AIR, MD** **COLUMBIA, MD** **LUTHERVILLE, MD** **CHARLOTTESVILLE, VA**

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