

# FOR SALE

## 2.70-ACRE COMMERCIAL REDEVELOPMENT OPPORTUNITY

3718 W. Belvedere Avenue  
Baltimore, MD 21215

ASKING PRICE:

# \$2,999,999



**LOT SIZE**  
2.70 Acres  
(117,612 SF)



**BUILDING SIZE**  
12,444 SF  
(Approx.)



**ZONING**  
C-3  
Commercial



**FRONTAGE**  
Excellent Visibility  
on W. Belvedere Ave



**UTILITIES**  
Infrastructure  
in Place



**OPPORTUNITY**  
Rare Large-Scale  
Urban Infill Site

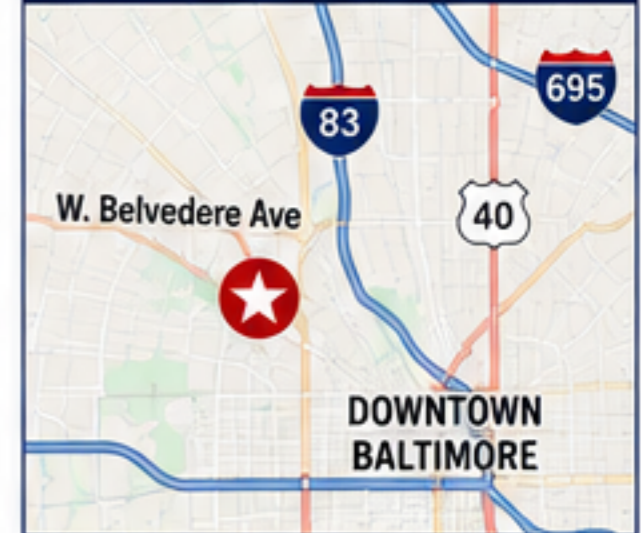
### INVESTMENT HIGHLIGHTS

- ✓ One of the largest commercial parcels available in Northwest Baltimore
- ✓ Existing commercial improvements
- ✓ C-3 Commercial Zoning allows a wide range of uses
- ✓ Strong redevelopment potential with multiple exit strategies
- ✓ Located near Park Heights redevelopment initiatives and ongoing public investment
- ✓ Utility infrastructure in place
- ✓ Ideal for developers, investors, and institutional users

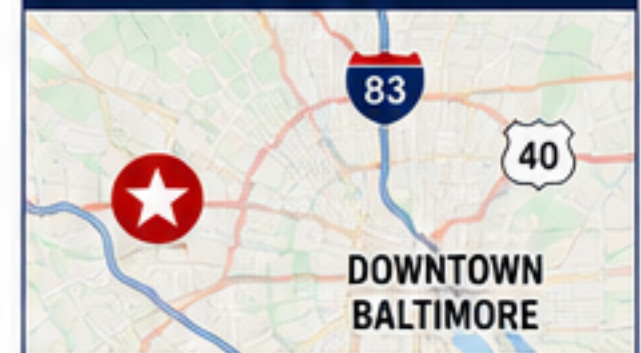
### PROPERTY PHOTO



### LOCATION MAP



### AREA MAP



### POTENTIAL DEVELOPMENT USES



**MIXED-USE DEVELOPMENT**  
Multifamily Residential, Ground Floor Retail, Community Services



**MEDICAL OFFICE CAMPUS**  
Outpatient Clinic, Wellness Center, Specialty Healthcare



**SENIOR HOUSING**  
Assisted Living, Independent Living



**INSTITUTIONAL USES**  
Charter School, Religious Organization, Nonprofit Headquarters



**COMMUNITY SHOPPING CENTER**  
Retail, Services, Everyday Needs

**ZONING IS REQUIRED FROM BALTIMORE CITY**

### PROPERTY DETAILS

|               |   |
|---------------|---|
| Property Type | Commercial Retail / Redevelopment               |
| Address       | 3718 W. Belvedere Avenue<br>Baltimore, MD 21215 |
| Parcel ID     | 27-21-4544D-034                                 |
| Lot Size      | 2.70 Acres (117,612 SF)                         |
| Building Size | 12,444 SF (Approx.)                             |
| Year Built    | 1996  |
| Construction  | Masonry / Brick                                 |
| Stories       | 1   |
| Condition     | Good  |
| HVAC          | Present   |
| Zoning        | C-3 Commercial                                  |
| Current Use   | Commercial Retail Property                      |

Information derived from public records and broker opinion of value.

### OFFERING SUMMARY

|    |                         |  |
|----|-------------------------|--|
| \$ | OFFERING PRICE          | <b>\$2,999,999</b>   |
| 📏  | SITE AREA               | 2.70 Acres   |
| 📍  | ZONING                  | C-3 Commercial   |
| 🏢  | PROPERTY TYPE           | Commercial Retail / Redevelopment                                |
| 📈  | REDEVELOPMENT POTENTIAL | Mixed-Use, Medical, Senior Housing, Institutional, Retail & More |



## SALE TERMS

## PROPERTY SOLD AS-IS

**SAMSON**  
PROPERTIES  
Licensed in MD, VA & DC

EXCLUSIVELY OFFERED BY



**RITU JOSHI**  
REALTOR®



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EQUAL HOUSING  
OPPORTUNITY

All information is deemed reliable but not guaranteed and should be independently verified. Information is subject to errors, omissions, changes in price, prior sale, lease, financing, or withdrawal without notice.