

5132

PARK HEIGHTS AVENUE

BALTIMORE, MARYLAND 21215

FOR SALE & FOR LEASE



PROPERTY OVERVIEW

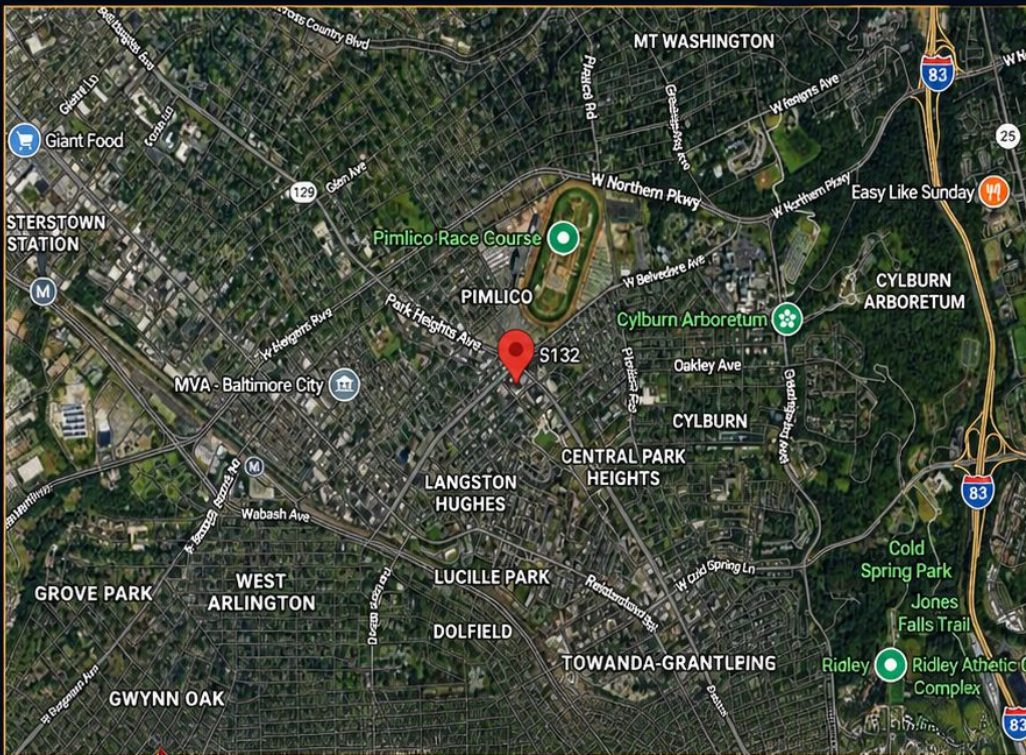
Capitalize on one of Baltimore's most exciting growth opportunities with this nearly 10,000-square-foot commercial property strategically positioned within the rapidly transforming Pimlico redevelopment district. Zoned C-1 Neighborhood Business, this versatile asset offers exceptional flexibility for investors seeking stable income potential or owner-users looking to establish a long-term presence in a high-growth market.

Currently configured into four separate suites, the property can continue to accommodate multiple tenants, providing the opportunity for diversified rental income, or be reconfigured to suit a single owner-occupant or larger commercial user. The flexible layout also allows for additional demising or combining of suites to meet a wide variety of business needs.

The C-1 zoning supports an extensive range of commercial uses, including retail, grocery or convenience stores, restaurants and carry-out establishments, coffee shops, bakeries, professional offices, medical and dental practices, pharmacies, financial institutions, fitness studios, salons, barber shops, day-care facilities, religious organizations, personal service businesses, art galleries, and numerous other neighborhood-serving commercial uses.

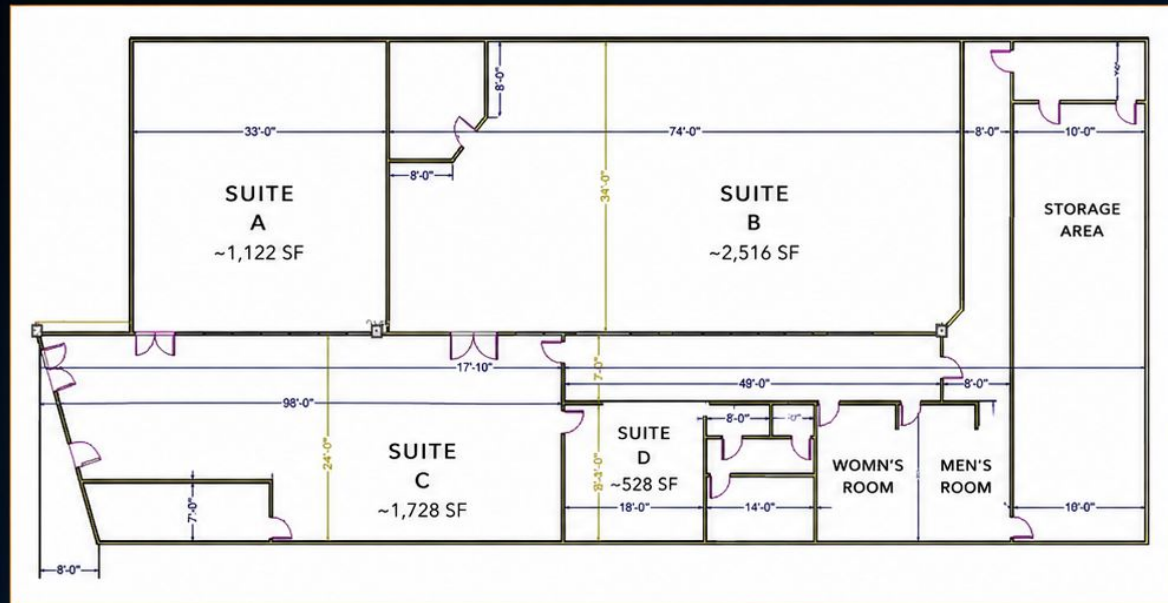
The property features excellent street frontage and visibility, two spacious multi-stall restrooms, and the opportunity to incorporate a shared employee break room or additional common amenities. Its functional layout makes it well suited for both multi-tenant investment and owner-user occupancy.

What truly distinguishes this property is its location just moments from the multi-billion-dollar redevelopment of Pimlico Race Course. Backed by significant investment from the State of Maryland, the area is undergoing a remarkable transformation that includes a modernized year-round racing and entertainment venue, future hotel development, new residential communities, retail expansion, public infrastructure improvements, and extensive neighborhood revitalization. As redevelopment continues, the surrounding area is expected to experience increasing property values, stronger business activity, and sustained demand for commercial space.



FOR SALE & FOR LEASE

FLOOR PLAN



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All information is deemed reliable but not guaranteed. Buyer and/or tenant to verify all information.

PRICING SUMMARY



FOR SALE:

\$600,000

FOR LEASE: INDIVIDUAL SUITES

A

Suite A: ~1,122 SF

\$1,122 /month**B**

Suite B: ~2,516 SF

\$2,516 /month**C**

Suite C: ~1,728 SF

\$1,728 /month**D**

Suite D: ~528 SF

\$528 /month

ASKING RATE:

\$12.00 /SF/YEAR



FOR SUITE A



SUITE A

~1,122 SF

\$1,122 /month

SUITE HIGHLIGHTS

- ✓ Versatile open layout ready for customization
- ✓ Ideal for office, retail, or professional services
- ✓ Ample natural light potential



FOR SALE & FOR LEASE



FOR SUITE B



SUITE B

~2,516 SF | **\$2,516**/month

SUITE HIGHLIGHTS

- ✓ Versatile open layout ready for customization
- ✓ Ideal for office, retail, or professional services
- ✓ Ample natural light potential



FOR SUITE C



SUITE C

~1,728 SF

\$1,728 /month



SUITE HIGHLIGHTS

- ✓ Lots of space
- ✓ Store front only suite with private entrance from the street
- ✓ Great street view



FOR SUITE D



SUITE D

~528 SF

\$528/month

SUITE HIGHLIGHTS

- ✓ Single private office use
- ✓ Combine with Suite C for a private office combining rate of:
1,728 SF — \$1,728/month +
528 SF — \$528/month

Total 2,256 SF — \$2,256/month



SHARED HALLWAY



WOMEN'S RESTROOM



MEN'S RESTROOM

CONVENIENT ADDITIONAL STORAGE SPACE

Convenient additional storage space in the back hallway for all tenants.

SHARED AMENITIES

- ✓ Bright shared hallway with easy suite access
- ✓ Clean, well-maintained shared restrooms
- ✓ Shared storage space available for all tenants



IF YOU'RE INTERESTED IN THIS
HIGH POTENTIAL OPPORTUNITY,
CONTACT **SAM TANNER** TODAY!



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DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!

