



Status: ACTIVE

Listing Type: Excl. Right

List Price: \$580,000.00

MLS#: BC8266383

Auction: No

Transaction Type: Standard Sale

Postal City: COCKEYSVILLE

Address: 1 SHAWAN RD

Zip Code: 21030

Inc. City/Town:

County/State: BALTIMORE, MD

Ownership: Fee Simple, Sale

Condo/Coop Project Name:

Election District: 8

Building/Project Name:

Legal Subdiv:

ADC Map: 18G2

TBM Map:

Advertized Sub: HUNT VALLEY

# Levels: 2

Area:

Tax ID#: 04080808090025

Total Taxes:

Tax Year:

Lot Size Sqft: 6,024

Age: 32

Year Built: 1982

CAM:

Lot Acres: 0.1

Location: Free Standing

Comm/Ind Type: Office Building, Retail

Show Instructions: Call Office

Show Time:

Show Days:

**INTERIOR**

Leaseable Sq Ft:

Net SQ FT: 2,300

Gross SQ FT: 2,300

Floor Area Ratio (FAR):

Amenities:

Occupied: Yes

Appliances:

Comm/Ind Misc: Bath, Meeting Rooms, Private Office, Kitchenette

Dining/Kitchen:

Floor: Wood

Foundation:

Level Location: Townhouse

Handicap:

Main Entrance:

Security:

Unit Description:

Walls/Ceilings:

**DIRECTIONS:** York Road North to left on Shawan Road

**AGENT REMARKS:** Building is in excellent condition, available for occupancy by 12/15/13. Zoning BL - Office or Retail. Excellent signage on Shawan Road. - 8 rooms. Security deposit is first months rent. LB holds deposit.

**INTERNET REMARKS:** Building is in excellent condition, available for occupancy by 12/15/13. Zoning BL - Office or Retail. Excellent signage on Shawan Road. - 8 rooms. Security deposit is first months rent. LB holds deposit

**EXCLUSION REMARKS:**

**RENT SPECIAL TERMS :**



**EXTERIOR**

Lot Size: 6,024	Acres: 0.1	Lot Dimensions:	
Year Built: 1982	Year Converted:	Year Renovated:	New Construction: No
Original Builder:		Clear Span Ceiling Height:	
Door Height Drive In:		# of OHD:	
Exterior Construction: Frame			
Exposure:			
Load:			
Road Frontage:			
Roads:			
Roofing: Composite			
Transportation:			

**PARKING:** Drvwy/Off Str, Private 1-10 Spaces

Parking Space #:		# Assigned Spaces: 10	Parking Ratio:
Parking Lot:	Parking Block/Square:	Parking Inc in List Price: Yes	Parking Sale Price:
Building Permits:			
Development Status:			
Present Use: Office			
Property Condition: Shows Well			
Property Status: Existing			
Soil Type:			
Special Permit:			

**UTILITIES**

Heating System: Forced Air	Heating Fuel: Natural Gas
Hot Water:	Water: Public
Cooling System: Central A/C	Cooling Fuel: Electric
Sewer/Septic: Public Sewer	Metering:
TV/Cable/Comm:	Electric Service:

**WATER**

**VACATION**

Community Name:	
Fed Flood Zn Cd:	Public Road:

**FINANCIAL INFORMATION**

Earnest Money:	Pass Through:	County:	State: MD-
City/Town:	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes:	Land:	Improvement Amt:	Yr Assessed:
Tax Year:	Special Tax Assessment:	Total Tax Assessment: \$0	Tap:

Annual Gross Operating Income: \$0.00	Owner Occupied: Yes
Annual Net Operating Income:	Vacancy Rate: 0.00
Annual Operating Expenses (Except Taxes): \$0	Rental Year:
Gross Monthly Rent (All Units Combined): \$0.00	Common Area Maintenance (CAM):
Net Operating Income:	Total Units:

Association Fees:	HOA Y/N: No
Other Fees:	Other Fee Pmt Frequency:

Additional Income Sources:  
 Owners Expense:  
 Present Licenses:  
 Seller Desires:  
 Source of Information:  
 Tenancy: Vacant  
 Possession: Negotiable

**Current Financing/Loan:**

1st Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remaining:
2nd Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remaining:
Undr: Mtg Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remaining:

**New Financing:**

Cash to Assume:	Owner/Private Financing:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

HOA/Condo/Coop Fee Includes:



HOA/Condo/Coop Management:

**LEGAL INFORMATION**

Lot:	Block/Square:	Section:	Phase:
Parcel Number: 252	Liber #:	Folio #:	Zoning Code: BLR
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Tenants Rights:			
Disclosures:			
Documents:			

**OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT:**

Owner 1 Name: Public Record	Home #:	Office #:
Showing Contact 1: GILBERT MARSIGLIA	Home #: (443) 739-5195	Office #: (410) 321-6111
	Monthly Rent: 3,000.00	Lease Exp Date:

**LISTING AGENT/BROKER/COMPENSATION**

<b>Listing Agent:</b> GILBERT MARSIGLIA , ID: 62414	Home: (410) 561-9177	Home Fax: (410) 828-0835
Cell :	Agent Office: (410) 321-6111	Voice Mail: (410) 321-8719, 111
Agent Email: gmarsiglia@marsiglia.com	Pager:	Agent Office Fax: (410) 828-0835
<b>Broker Name:</b> Marsiglia & Co., Inc., MAC1		Office: (410) 321-6616
Address: 2324 JOPPA RD W STE# 510 , LUTHERVILLE, MD 21093		Fax: (410) 828-0835
Sub-Agent Comp: 3.	Buyer-Agent Comp: 3.	Additional Comp:
Dual Agency: Yes	Variable Rate Comp: No	Desig Rep: No
List Date: 05-Feb-2014	Update Date: 05-Feb-2014	Update Type: DOMP
Orig Price: \$580,000.00	Prior LP:	Days On Market -MLS: 0
Low Price: \$580,000.00	Value Range Pricing Y/N: No	Off Mkt Date:
Photo Option: Lister will Submit All	Total Photos: 1	Days On Market -Property: 0
		Advertising: IDX-PUB