

SENIOR LIVING DEVELOPMENT OPPORTUNITY

CATONSVILLE, MARYLAND 21228

FOR SALE



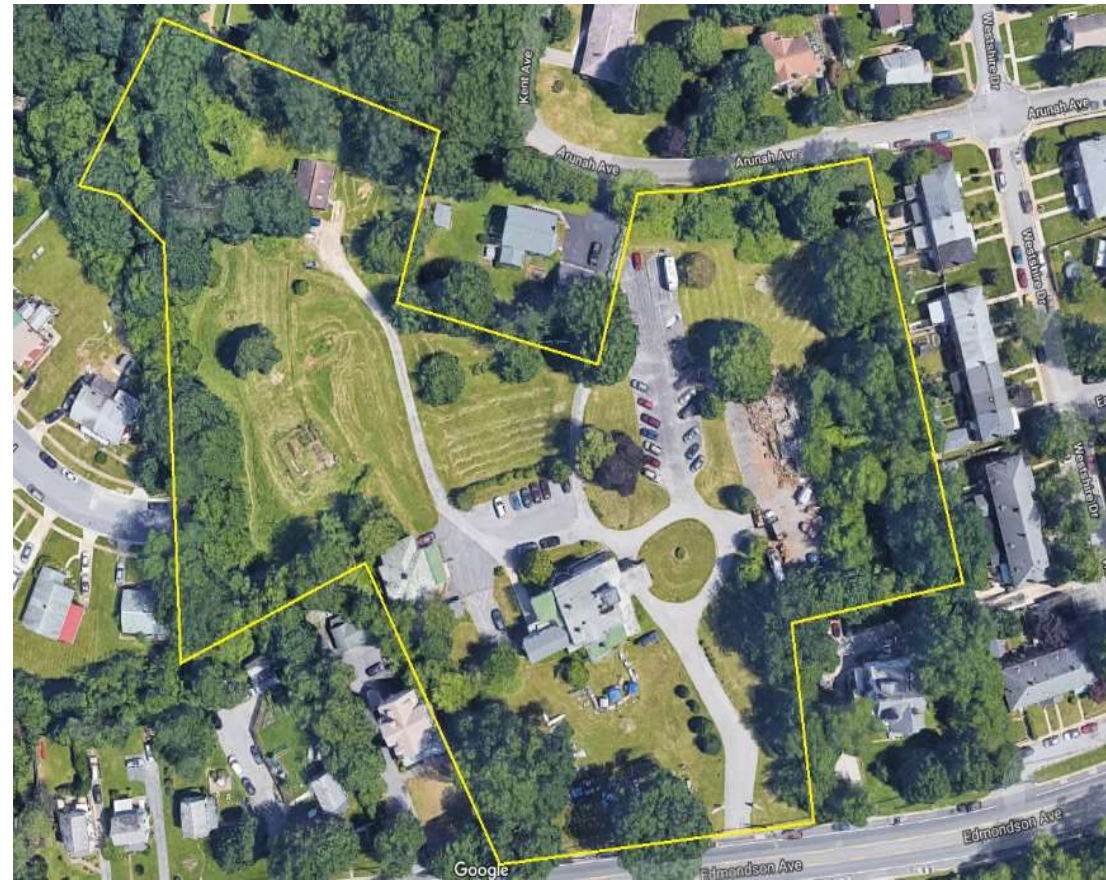
THE OFFERING

736 Edmondson Avenue
Catonsville, Maryland 21228

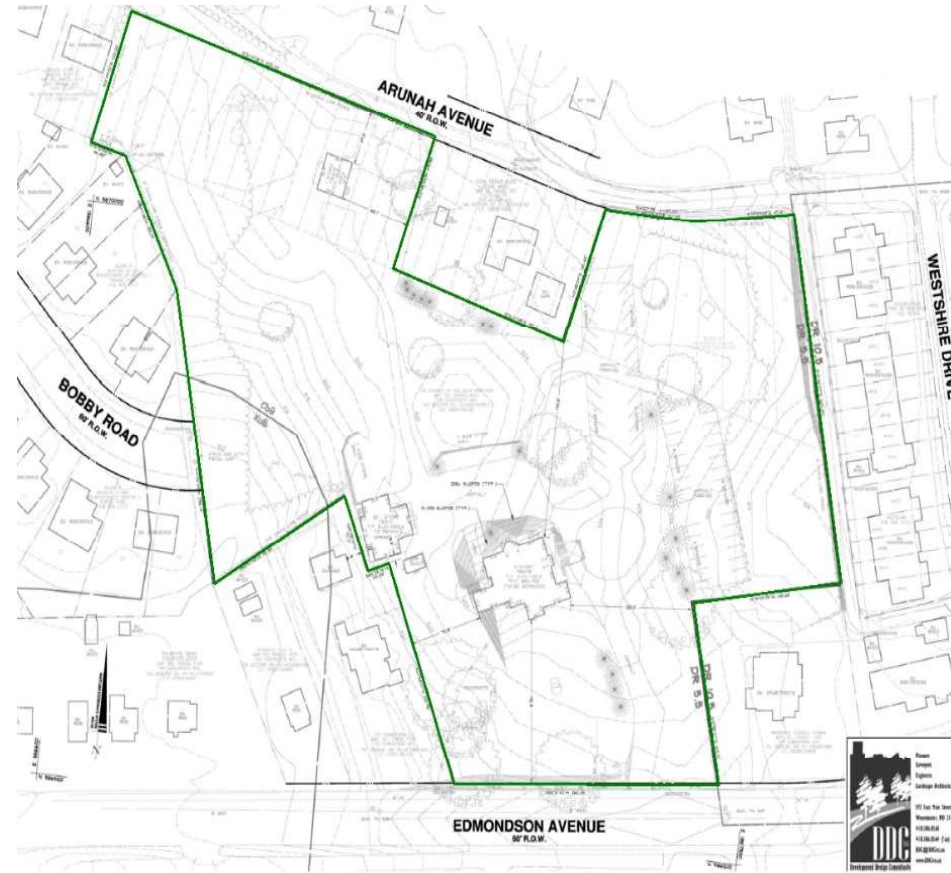
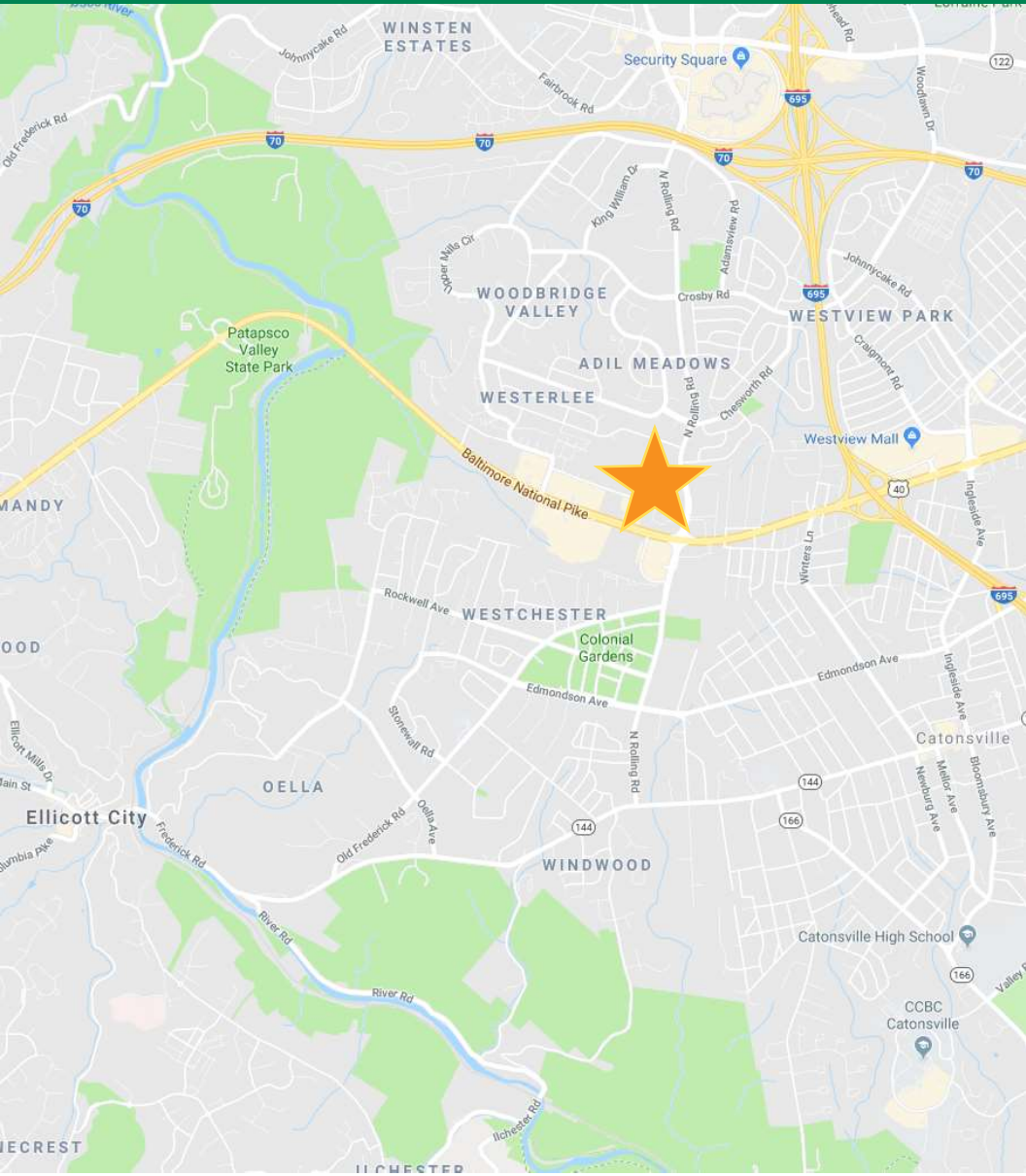
Located in the heart of Catonsville, Maryland in Baltimore County, this 6.11 acre site is a prime opportunity for infill Senior Living/Assisted Living development in an established community. Property is zoned DR 5.5 and has potential to be developed to a higher density use through the PUD process.

Located less than ½ mile from the Baltimore Beltway, parcel is improved with several structures and surface parking lots from a previous use as a funeral home. Property is served by existing public water and sewer and has approximately 260' of frontage on Edmondson Avenue.

For additional information, contact:
Jake Ermer, Vice President
HOGAN
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PROPERTY OVERVIEW



TRANSACTION DETAILS

Letters of Intent

Price: \$3,000,000.00

Terms: Closing subject to study and PUD approval

Deposit: Non-refundable and released to Seller at expiration of feasibility period

Feasibility Period: 90 days

Entitlement & Engineering: Buyer's responsibility and cost

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

