

COMMERCIAL PROPERTY FOR SALE

\$699,000

+/- 0.63 ACRES - ZONED C-3 (GENERAL COMMERCIAL)

8511 FORT SMALLWOOD ROAD
PASADENA, MD 21122



Property borders are illustrative only.



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HOGAN
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THE OFFERING

8511 Fort Smallwood Road

HOGAN is pleased to offer for sale 8511 Fort Smallwood Road, a soon-to-be-subdivided parcel of land comprised of 27,658 sf, +/- 0.63 acre (the "Property"). The Property is improved with an 1,891 sf automotive service garage and has a paved front parking area, access driveway and rear paved parking or storage yard.

Located along bustling Fort Smallwood Road, the Property is surrounded by local restaurants, retail and growing residential communities.

With easy access to I-695, MD Route 100, MD Route 2, and MD Route 97, the Property is proximate to both Baltimore City and Annapolis.

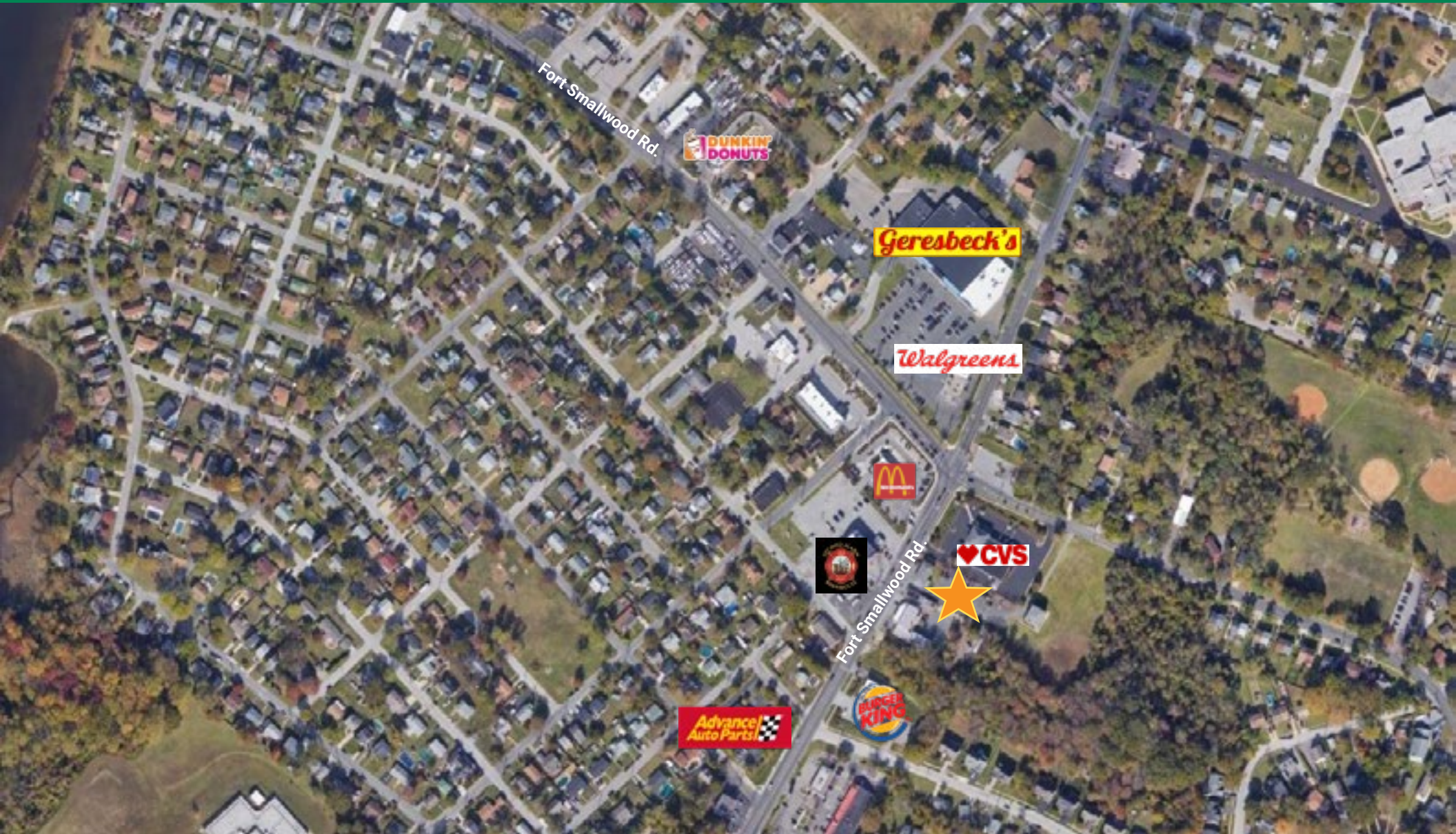
8511 Ft. Smallwood Road presents a unique opportunity for various businesses servicing Anne Arundel County and surrounding counties.

For more information, contact:

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AERIAL OVERVIEW



PROPERTY DETAILS

8511 Fort Smallwood Road

Tax Map	Parcel	Total Acreage
0011	0293	0.63

Existing Conditions: Improved with one building

Existing Building: 1,891 sf concrete block automotive service garage and office.

Utilities: Public water and sewer in building

Zoning: C-3 (General Commercial)

Council District: 3, Nathan Volke

Nearest Points of Interest

Category	Name	Distance
Post Office	Riviera Beach Post Office	0.11 Miles
Library	Riviera Beach Library	1.19 Miles
Hospital	UM Balt/Wash Medical Center	7.56 Miles
MARC Station	BWI Marc Station	12.72 Miles
Airport	BWI Airport	14.5 Miles



New parcel boundaries upon plat recordation
27,658 sf (0.63 acre)

ZONING

C3 - General Commercial District

This District is generally intended for larger arterial strip commercial development and shopping centers that offer a wide range of commercial uses that serve a broad market area. These commercial uses typically have larger space and land requirements and are located along major roadways. Minimum lot size is 10,000 square feet. Maximum lot coverage by structures and parking is 80%. Maximum Floor Area Ratio is 2.0. Maximum height is 45 feet based on minimum setbacks and can increase to 72 feet provided setbacks are increased as per formula.

Selected Permitted Uses

- Automobile and truck service, detailing, parts/supply/tire stores
- Baker or donut shop
- Bank
- Carwashes
- Child Care Centers
- Commercial Recreational Facilities (mini golf, tennis/pickleball courts, indoor soccer, etc)
- Convenience Stores
- Dog day care or grooming facilities
- Dry cleaning operations
- Hair or nail salons
- Health clubs, spas, gymnasiums
- Offices
- Restaurants
- Retail sales
- Veterinary clinic

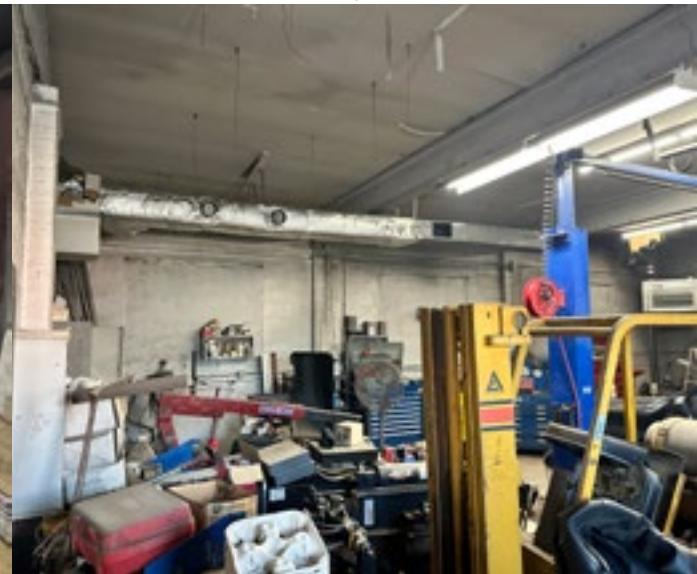
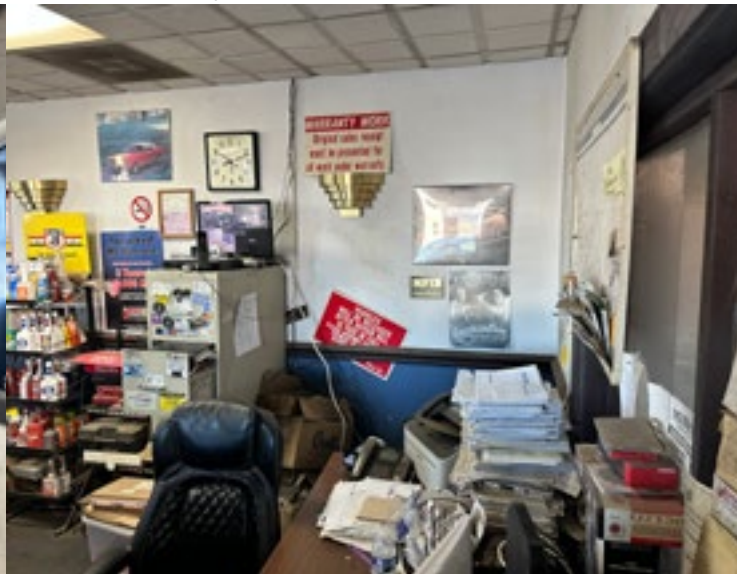
Prospective buyer must confirm proposed use is permitted by Anne Arundel County and adhere to all county laws and regulations.



PROPERTY GALLERY



8511 Fort Smallwood Rd is improved by a 1,891 sf automotive service garage on the property.



TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Pending Record Plat
- Environmental Site Analysis
- Zoning and Demographic Information
- Tax Record

Letters of Intent

Price: \$699,000

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

Feasibility Period: No longer than 30 days

Closng: 30 days after expiration of Feasibility Period



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.