

Redevelopment Opportunity

FOR SALE: The former site of



SAAB OF GREATER BALTIMORE

11212 York Road, Hunt Valley, MD 21030

ASKING PRICE: \$3,300,000



PROPERTY OFFERING

- High Traffic Road
- 185' frontage on York Road
- 14,470+/- s.f. auto facility
- 2.149+/- acres
- Available immediately



Phil Hoge

Principal

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Greg Ellis

Principal

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Information is provided for informational purposes only. It is not intended to be accurate but the users must verify it for their own satisfaction. Price and availability is subject to change. Seller's broker and any salesperson working for Seller's broker are representing the Seller's interests, but are obligated to treat all parties fairly and keep certain information provided by either party confidential.

11212 York Rd, Hunt Valley, MD

- LOCATION:** 11212 York Road, Cockeysville, Baltimore County, Maryland
- LOT SIZE:** Approximately 2.149 acres – 93,610 square feet
- IMPROVEMENTS:** A 14,470+/- square foot, one-story, bi-level auto dealership consisting of an upper level with a new car showroom and offices, a parts mezzanine, and a lower level service and parts area built in 1999.
- ZONING:** BR-IM (Business Roadside) with a portion of the rear zoned ML-IM. Auto sales and service garages are permitted by right.
- FINANCING:** The property will be delivered free and clear of permanent financing.
- SITE INFORMATION:** The property is located along the western side of the busy, retail, primary north/south artery of York Road just south of the Hunt Valley Mall. York Road is a four-lane major artery serving the central portion of Baltimore County extending into Baltimore City and provides convenient access to Interstate 695 (Baltimore Beltway) approximately six miles to the south of the property. Located just west of the property on Schilling Road is the Pepper Road Light Rail Station. The local area is well known as an automobile sales and service destination.
- ABOUT THE AREA:** The property is located in the Cockeysville section of Baltimore County, Maryland. This area is also known as the greater Hunt Valley area, which encompasses a large part of northern Baltimore County. The central business district of Baltimore City lies about 14 miles to the south. Commercial uses are concentrated primarily along York Road and consists of neighborhood shopping centers, gasoline service stations, restaurants, automotive sales and service facilities, banks, big box retailers, and other freestanding retailers.
- NOTE:** The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status, or withdrawal without notice.



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SITE PLAN AERIALS



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PROPERTY PHOTOS



Showroom



Service Entrance



Service Bays--alternate access



Parking area for inventory



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NEIGHBORHOOD AERIAL



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