



GOLD AND COMPANY, LLC



5202 Balto. National Pike, Baltimore, MD 21229

Gold And Company, LLC

**5601 Newbury St.
Baltimore, MD 21209**

**Jim Chivers
jim@goldcommercial.net
443.928.7522 Cell**

**Office: 410.578.1300
www.goldcommercial.net**

- **+/- 9,000 SF Office Building FOR SALE**
- **Multi-Tenanted Building (Rent Roll Available)**
- **Fully Leased**
- **Value-Add Opportunity w/ Lease Restructure**
- **+/- 15,000 sf Land Area—All Paved Parking**
- **All New Mechanical Systems in Place**
- **+/- 30,000 Traffic Count**
- **Zoning—BM CCC (Business Major) and R-O (Residential Office)**
- **Free Surface Parking Available**
- **Call For More Information**

This property offering is subject to change without notice. All information is deemed reliable but not guaranteed.

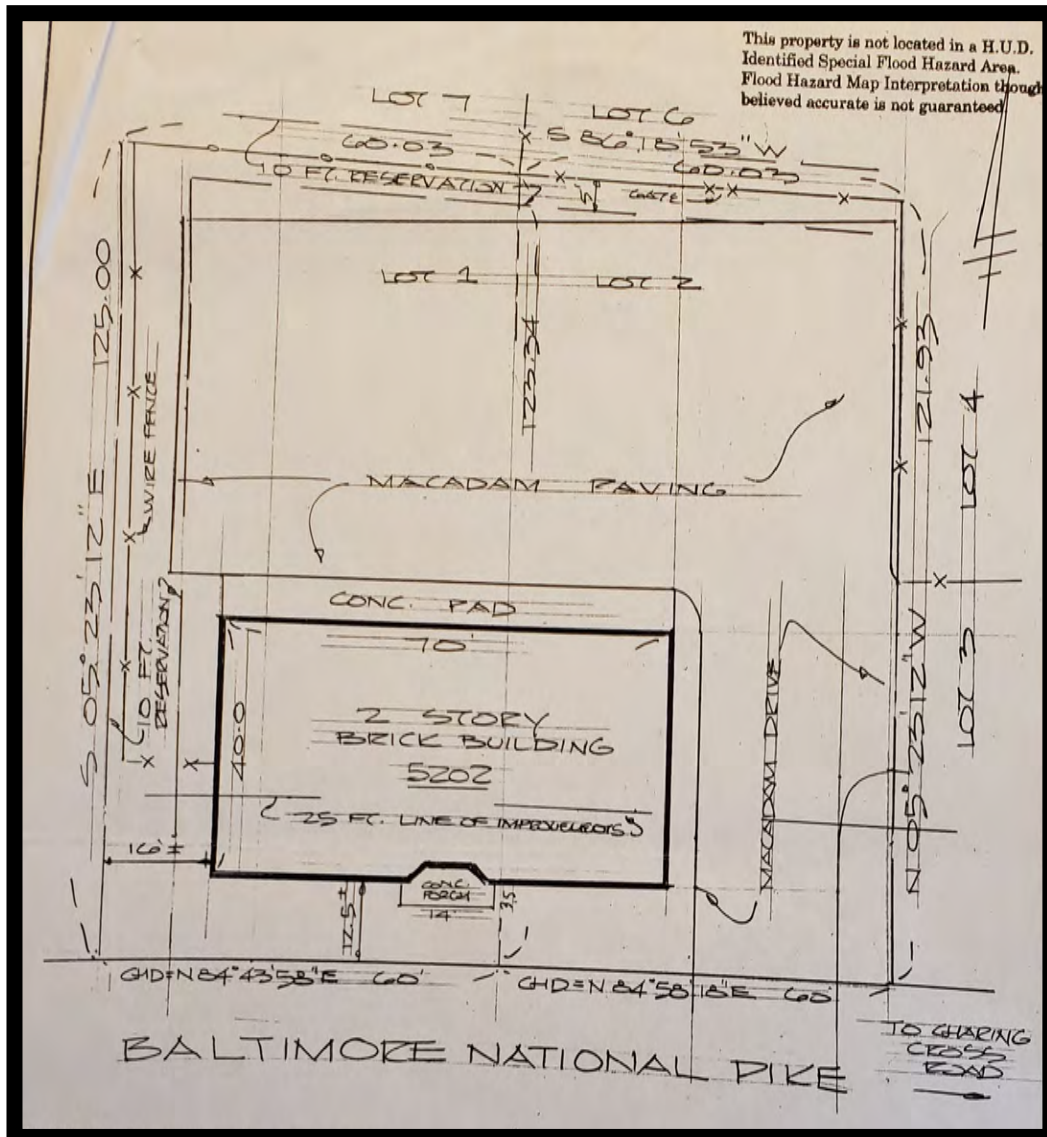


Gold And Company

Commercial Real Estate in the Baltimore Metropolitan Area

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Survey



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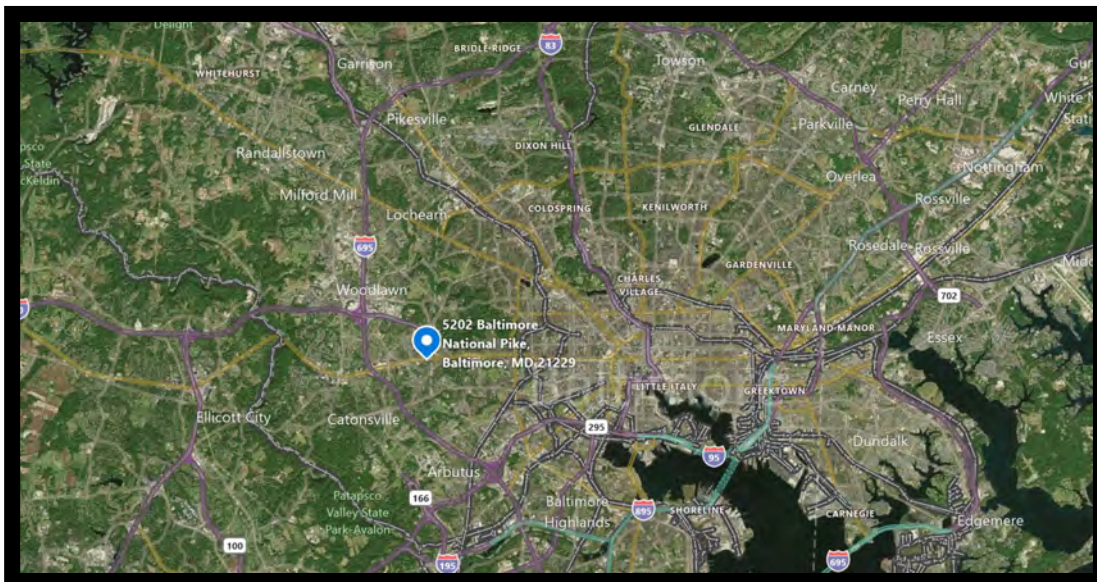
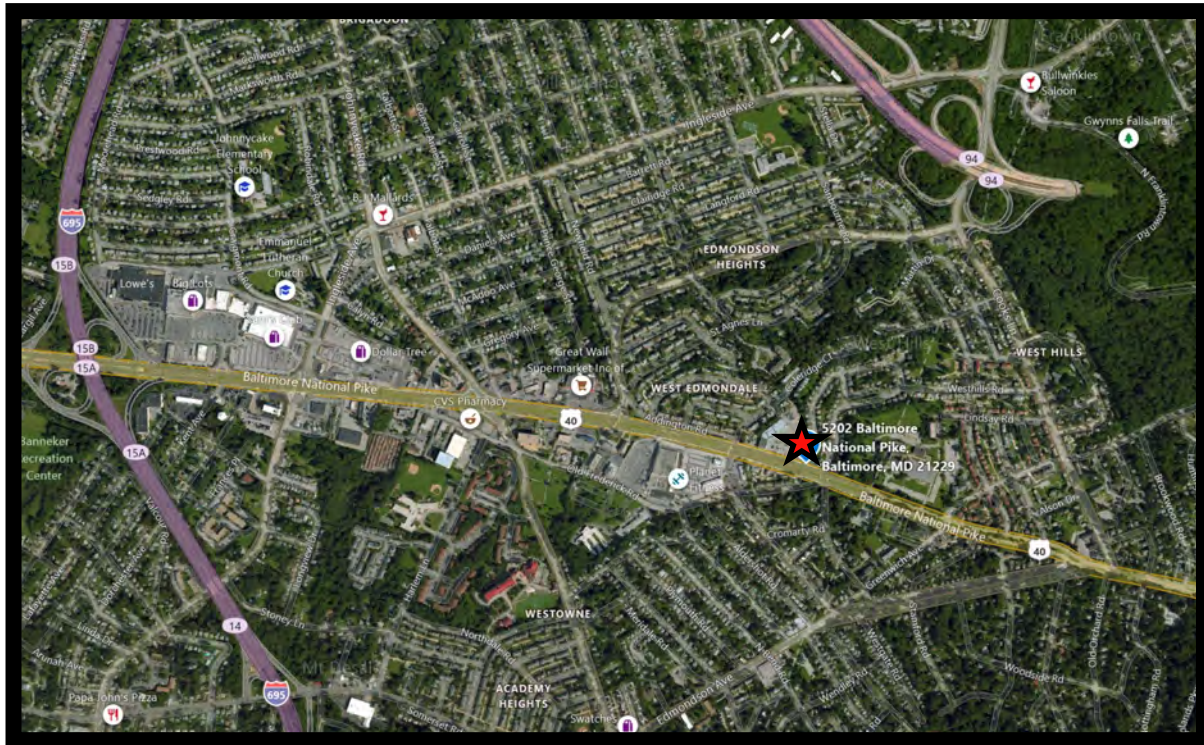
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MAP



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Additional Exterior Pictures



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Financial Data

Tenant	Suite	Occupancy Date	Square Footage	Yearly Rent	Price PSF	Security Deposit	Comments
Wanda Harrison	101	5-May-15	250	\$ 9,300.00	\$ 37.20	\$ 350.00	Salon
Mamily Family	102		504	\$ 10,200.00	\$ 20.24	\$ 850.00	Recording Studio
Christian Deliverance Center	103	1-Feb-17	1440	\$ 15,600.00	\$ 10.83	\$ 1,300.00	Church
Omega Fire Ministries	104	1-Feb-17	1206	\$ 16,800.00	\$ 13.93	\$ 1,400.00	Church
Daycare	106	1-Feb-17	1206	\$ 19,200.00	\$ 15.92	\$ 1,600.00	Daycare
Leonard Wiley	200	12-Jan-17	540	\$ 4,300.00	\$ 7.96	\$ 400.00	Barber
Carroll Concrete Construction	201	1-May-15	800	\$ 10,800.00	\$ 13.50	\$ 800.00	General Office for Contractor
Specialty Dental Laboratory	202	1-Sep-17	800	\$ 9,600.00	\$ 12.00	\$ 800.00	Dentist
R&R Contractors	203	1-Oct-16	960	\$ 16,350.00	\$ 17.03	\$ 1,350.00	General Office for Contractor
Steven Jackson	204	1-Jan-15	200	\$ 6,300.00	\$ 31.50	\$ 500.00	General Office / Car Sales
RK &K Property Management	205	n/a	440	\$ -	\$ -	\$ -	Owner of the building
		Gross Rent	8096	\$ 118,450.00			
Expenses:							
Real Estate Taxes	\$	10,333.00					
Insurance	\$	4,100.00					
Snow Removal	\$	1,000.00					
Housekeeping	\$	3,900.00					
Water Bill	\$	800.00					
Total Expenses	\$	20,133.00					
Net Operating Income:							
Gross Rent	\$	118,450.00					
Total Expenses	\$	20,133.00					
NOI	\$	98,317.00					

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