GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

RETAIL / LAND FOR SALE



±5.73 AC	±15,000 SF	BL / DR 5.5
LAND AREA	EXISTING IMPROVEMENTS	BALTIMORE COUNTY ZONING

- Rare ±5.73-acre site in the heart of Dundalk
- ±15,000 SF of improvements: retail showroom, storage & greenhouses
- Split zoning: BL commercial frontage with DR 5.5 rear acreage
- High-visibility frontage on German Hill Road
- Real estate & established business offered: longtime home of Dundalk Florist
- Well suited for owner-users, retail or redevelopment. Contact us for pricing & tours

7233 GERMAN HILL RD. (21222)

JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522
WILL MCCULLOUGH - WILL@GOLDCOMMERCIAL.NET - 410.292.2985

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

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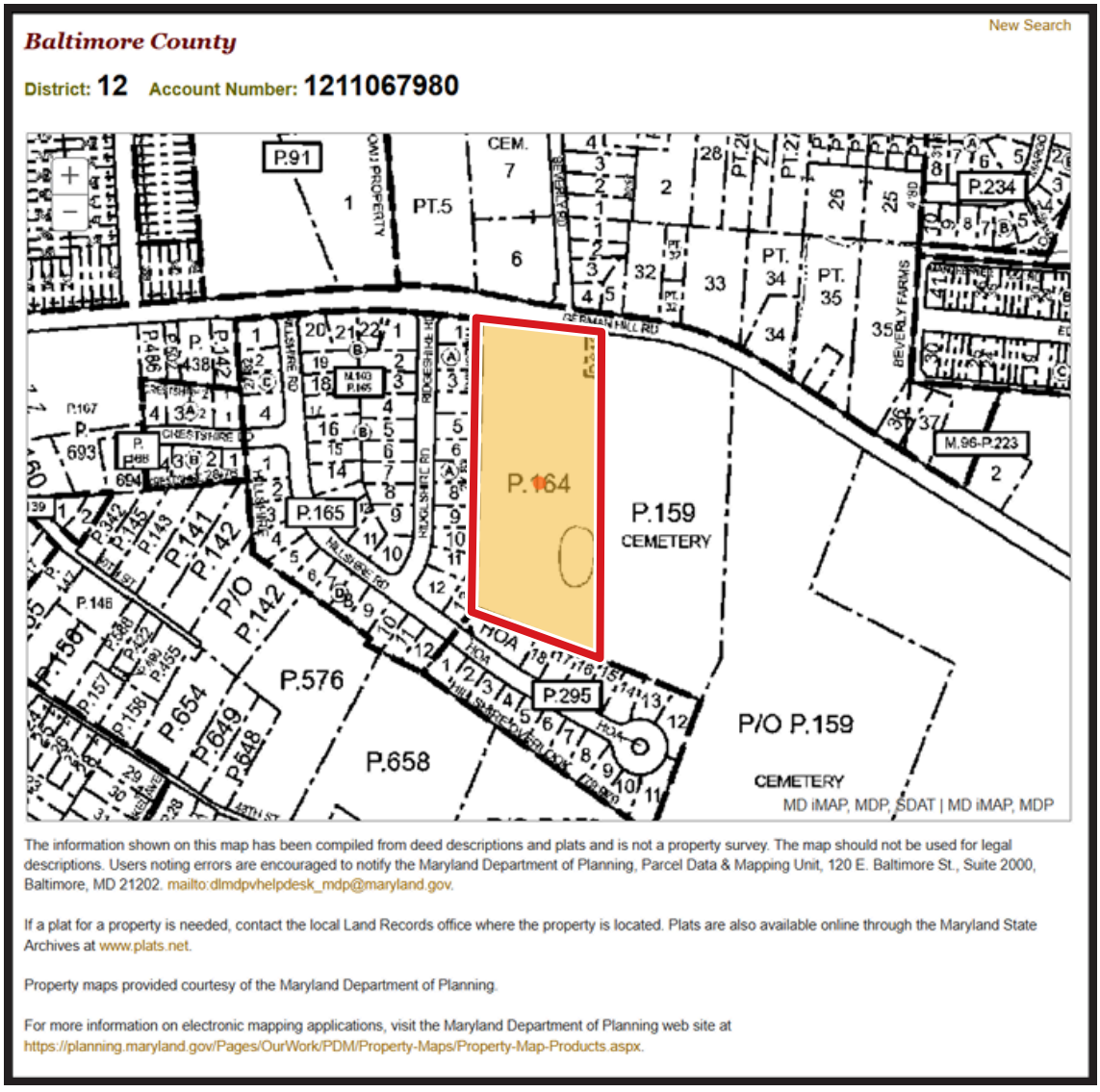
Baltimore County Tax Map



Subject property: Parcel 164 · District 12 · Account 1211067980

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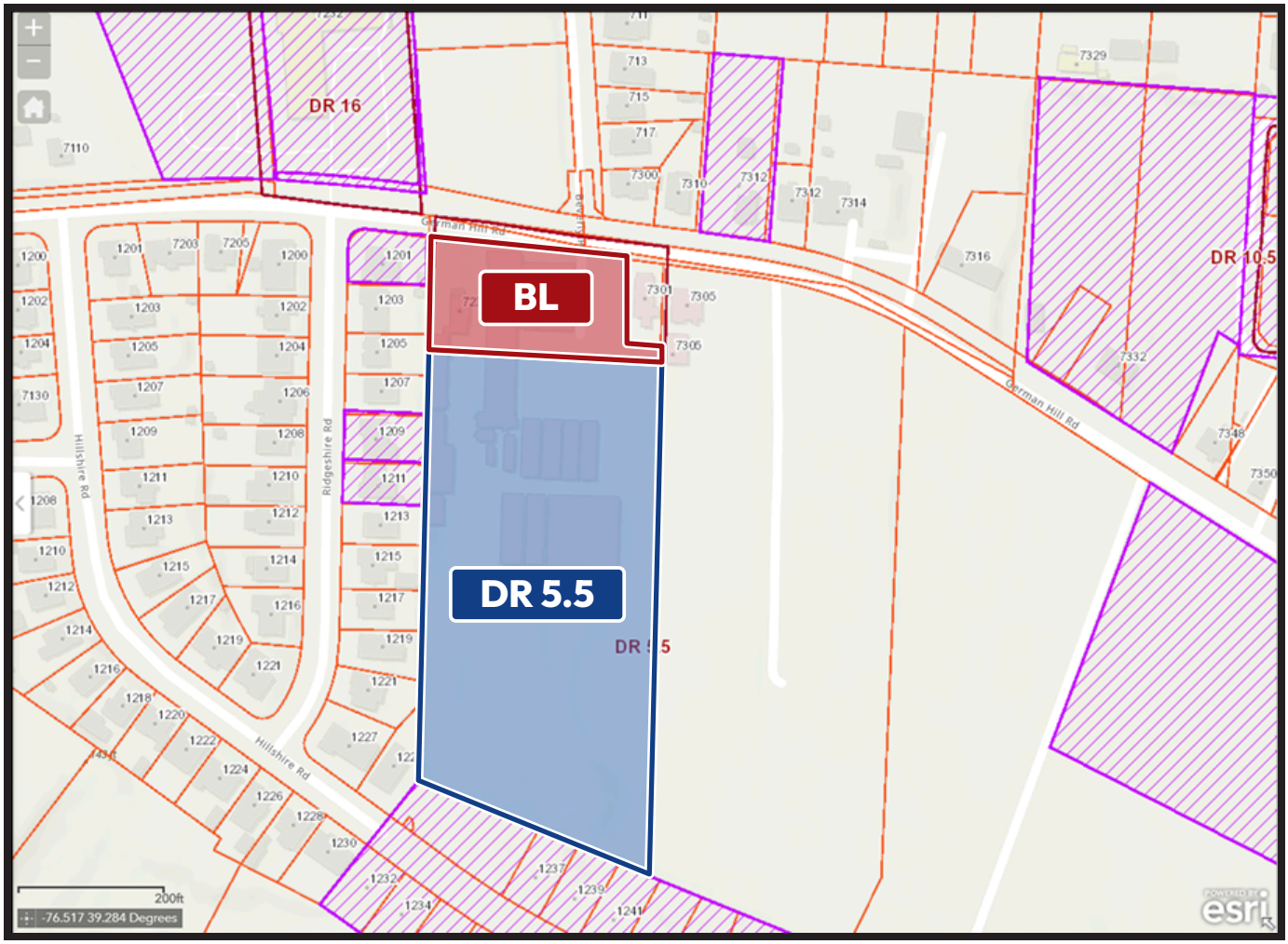
Baltimore County Zoning Map



BL **Business, Local**
Commercial zoning on the German Hill Rd frontage, where the existing retail building sits

DR 5.5 **Density Residential**
Up to 5.5 dwelling units per acre on the rear acreage

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Minutes to the Port, Major Highways & Employers



Eastpoint Mall	±1 mi	Johns Hopkins Bayview	±2 mi	Dundalk Marine Terminal	±2 mi
Seagirt Marine Terminal	±2.5 mi	Downtown Baltimore	±5 mi	Tradepoint Atlantic	±5 mi

Quick access to I-695, I-95 & I-895 · Approximate straight-line distances; buyer to verify.

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