



## Property Profile:

Address / City:	520 East Baltimore Street, Suite 12, Taneytown, MD
Municipality / County:	City of Taneytown / Carroll County
Tax Account #:	01-1-025260
Zoning:	General Business District
Total Building Square Footage:	90,713 Square Feet
Available Square Footage:	9,175 Square Feet
Delivery Condition:	Negotiable
Roof Type / Condition:	Metal Standing Seam with EPDM Rubber Overlay / Good Condition
HVAC:	Three (3) York YHG48B21S 4-Ton Split Systems One (1) York YHG30B21S 2.5-Ton Split System One (1) York YHG24B21S 2-Ton Split System One (1) York YHG18B21S 1.5 Ton Split System
Land Size:	Approx. 13 Acres
Parking Spaces:	5.85 Spaces per 1,000sf
Utilities:	All Utilities Paid by Tenant
Sewer (public / private):	Public – City of Taneytown
Water (public / private):	Public – City of Taneytown
Gas (provider):	None Available
Electric (provider):	Potomac Edison
Possible Uses:	Retail, Medical, Office
Availability:	First Quarter 2024
Type of Transaction:	Lease
Lease Term:	5 Year or as Negotiated
Security Deposit:	One Month's Base Rent
Base Rate:	\$12.00/sf NNN Annually
Operating Expenses:	
Common Area Maintenance	\$0.72/sf Annually
Real Estate Taxes	\$1.40/sf Annually
Building Insurance	\$0.13/sf Annually
Comments:	Primary Shopping Destination for Taneytown, MD. Adjacent Businesses Include Kennie's Market, Family Dollar, Sheetz and McDonald's.
Contact:	Justin Smith



**Location of Premises**

