

# Vacant land - BALTIMORE, MD



**8713 Belair Road, Baltimore, MD, 21236**

Offered at \$1,500,000

High-traffic location on Belair Rd in Perry Hall, with great demographics, this ±3.14-acre infill site has zoning that permits a broad range of uses. BLR (Business Local Restricted) zoning: Banks with drive-through lanes, health and athletic clubs, martial arts and dance studios, restaurant, fast-food, tavern. Uses permitted by special exception BLR: arcades, baseball batting range, bowling alley, miniature golf, wireless transmitting or receiving structures. Uses permitted by right in the C.B. zones: arts and crafts studios, banks, with no drive-through lane, barbershops, beauty shops and similar personal service establishments, cleaning and restoration business, if located within the Perry Hall Commercial Revitalization District, dry cleaner, laundromat and establishments which repair clothing or shoes, offices and medical offices, repair or rental of small appliances, restaurants, carry-out or standard only, retail uses, including but not limited to the sale of gifts, jewelry, hardware, drugs, groceries, baked goods, sporting equipment and antiques, travel agent and similar personal service establishments, video rental or sales, class A and class B child care facilities, elderly housing facilities, nursing homes, residences, including residences in a commercial building only above the first floor. Uses permitted by special exception: Banks with no more than two drive-through lanes. The site is ideal for senior housing or multiple restaurant pad sites (or other uses with BLR/RO zoning). The seller had initially created a concept plan for a two-story medical office -- available for download. Please see zoning document for details on BLR zoning. There is an additional concept plan for a two-story ±25,000 SF retail/office complex -- also available for download. The site is located in designated county redevelopment zone with the possibility of tax credits. There are access points on Belair Rd and Silver Spring Rd. (The Silver Spring access point will require an existing residence to be razed.) Traffic count: 30,561 ADT.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

3.14 acre (lot size)

Built: Unknown year



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