

TURN-KEY SCHOOL WITH PRIVATE PARKING

529 WALKER AVENUE
BALTIMORE, MD 21212



SPECIAL PURPOSE PROPERTY FOR SALE

for more information contact:

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RAJ RANDHAWA \ \ RAJ@BREXTONCRE.COM \ \ 443.668.8814

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**OFFERING SUMMARY**

Sale Price:	\$1,000,000
Price / SF:	\$83.33
Lot Size:	0.61 Acres
Year Built:	1960
Building Class:	B
Building Size:	12,000 SF
Renovated:	2019
Zoning:	R-1E
Market:	Towson York Road
Parking	50 Spaces
Levels:	3
ADA Accessible:	Yes

PROPERTY OVERVIEW

Welcome to 529 Walker Avenue! The subject property is a 12,000 square foot religious facility and seminary school located in the heart of Towson. The property consists of a 3-level building configured with 250-seat sanctuary, large library, 4 classrooms, conference rooms, staff lounge, student lounge, updated restrooms, and supporting offices. The building is situated on a 0.61-acre site with 50 private parking spaces on a recently resurfaced parking lot. The building is currently 100% owner-occupied by Faith Theological Seminary (fts.edu). Building will be sold vacant, as-is. FTS is relocating and the property will become totally vacant in August 2020. The property features central A/C (4 outdoor units), single electric meter, outdoor seating area, and multiple means of ingress/egress. Perfect for owner user! Please contact Cody Chamberlain or Raj Randhawa for additional information or to schedule a tour.

LOCATION OVERVIEW

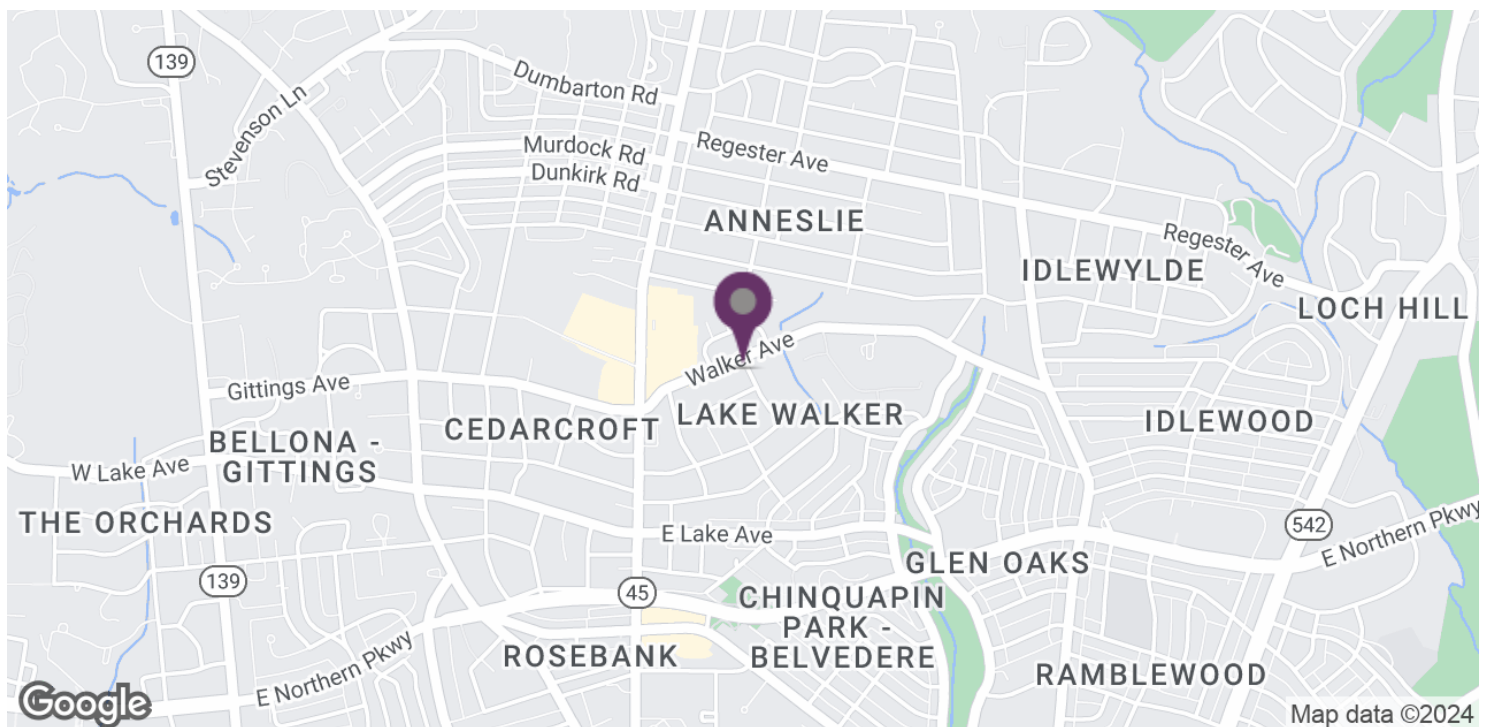
529 Walker Avenue is located off York Road, just south of Towson, and directly next to the Anneslie Shopping Center. The property is conveniently accessible from Northern Parkway, Bellona Avenue, and York Road and features a strong food and traditional retail nearby. The property is situated on a corner lot and is accessed by two curb cuts on Walker Ave and Weidner Ave.

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Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

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ZONING

ART. 32, Tbl 8-301

TABLE 8-301: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES										
USES	DISTRICTS									USE STANDARDS
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
RESIDENTIAL										
Bed and Breakfast	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Day-Care Home: Adult or Child	P	P	P	P	P	P	P	P	P	Per §14-310
Dwelling: Detached	P	P	P	P	P	P	P	P	P	
Dwelling: Semi-Detached							P		P	
Home Occupation	P	P	P	P	P	P	P	P	P	Per §15-507
Residential-Care Facility	P	P	P	P	P	P	P	P	P	Per §14-334
INSTITUTIONAL										
Community Center	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-308
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Government Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Place of Worship	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-332
OPEN-SPACE										
Community-Managed ... Farm	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-307
Community-Managed ... Garden	P	P	P	P	P	P	P	P	P	Per §14-307
Park or Playground	P	P	P	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-339
COMMERCIAL										
Country Club	P	P	P	P	P	P	P	P	P	
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-320

ART. 32, Tbl 8-301

BALTIMORE CITY CODE

	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
OTHER										
Alternative Energy System: Community-Based ¹	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Telecommunications Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Wireless Communications Services ²	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-338

¹ A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015.)

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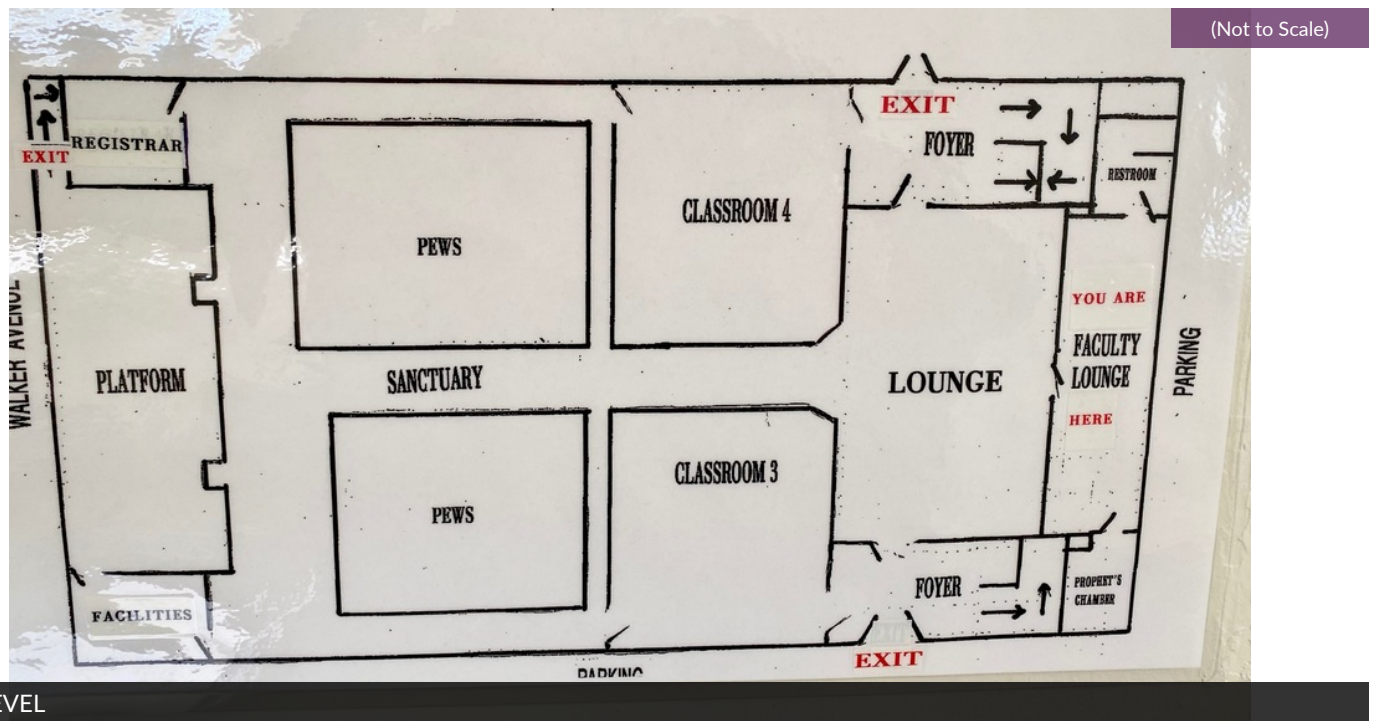
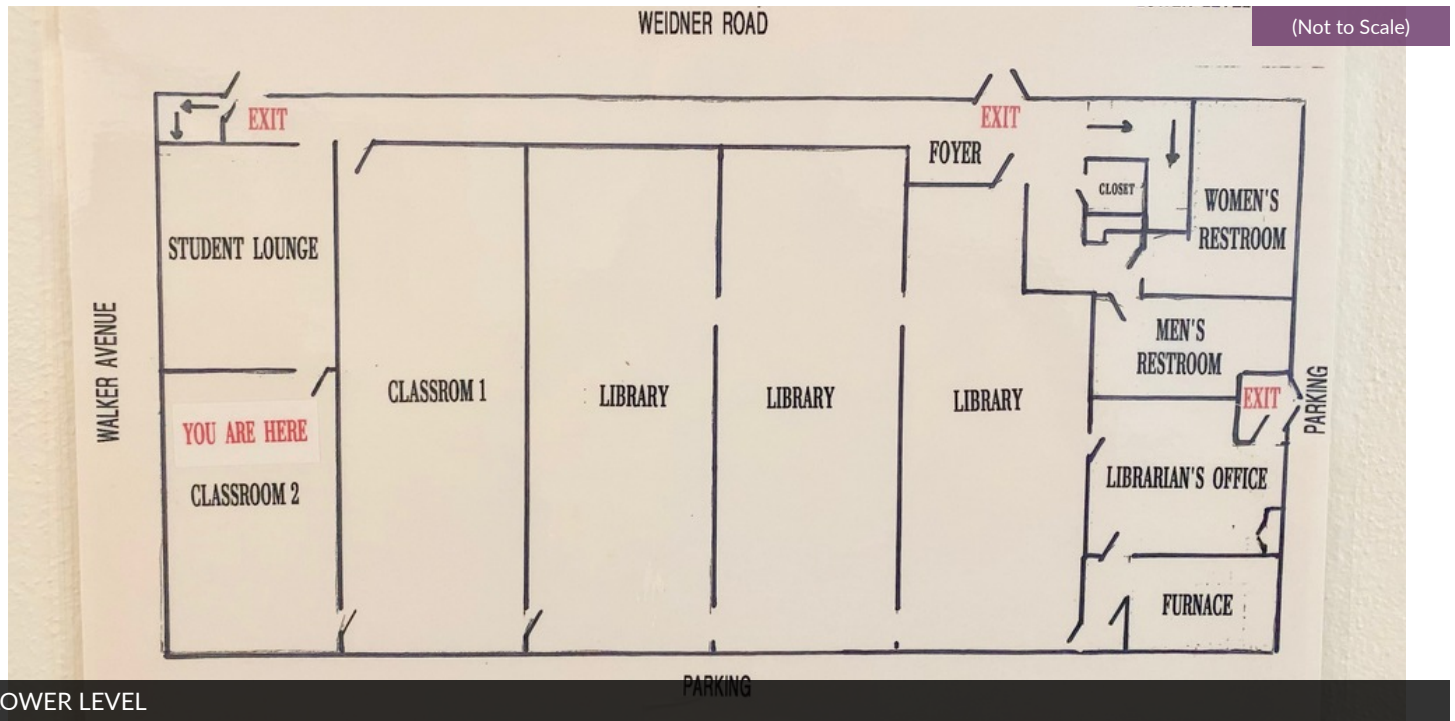
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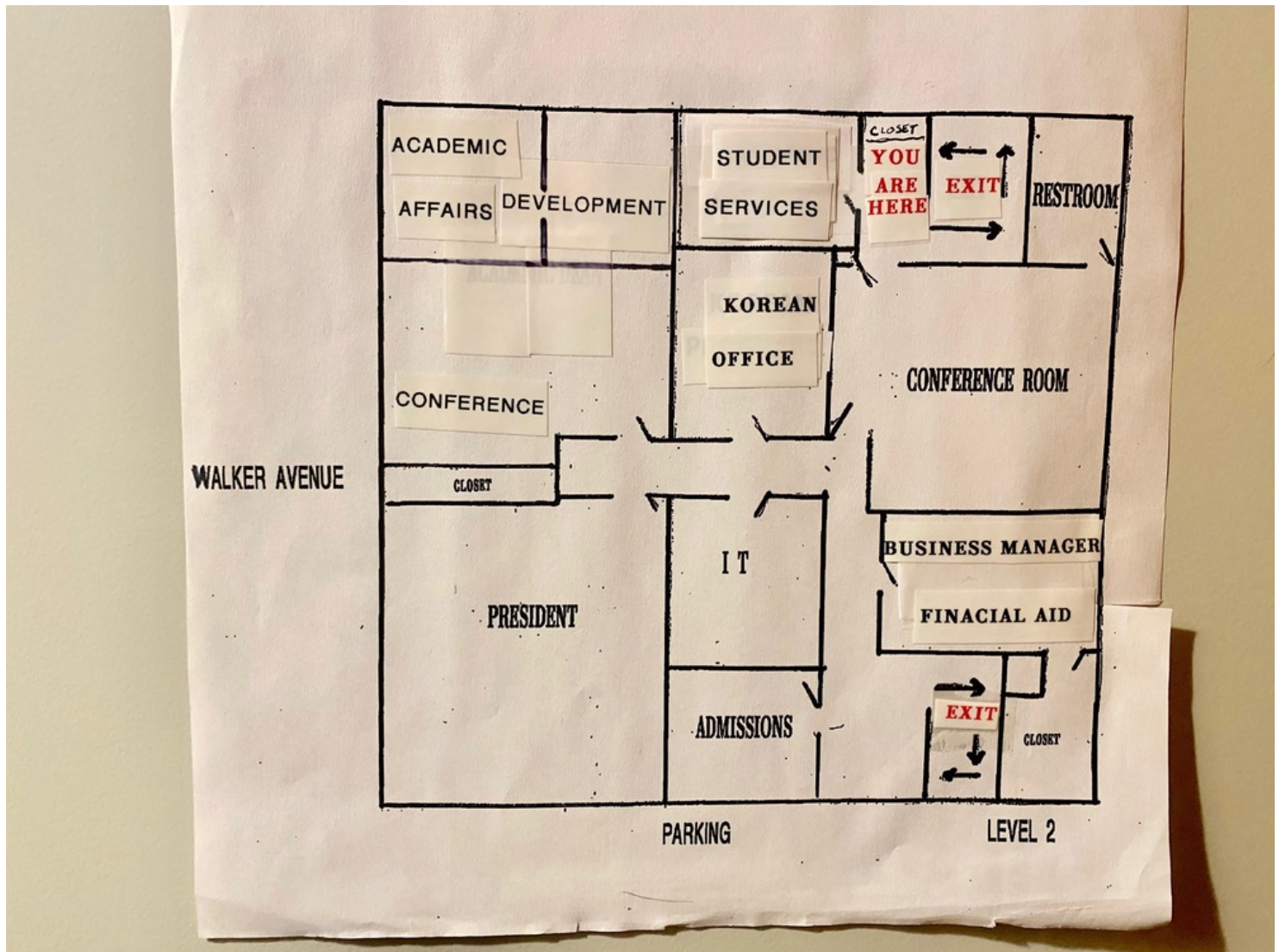
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(Not to Scale)



2ND LEVEL

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CLASSROOM #1



CLASSROOM #2



CLASSROOM #3



CLASSROOM #4

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Student Lounge



Library



Updated Restrooms



Faculty Lounge

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President's Office



Main Level Lounge



2nd Level Conference Room

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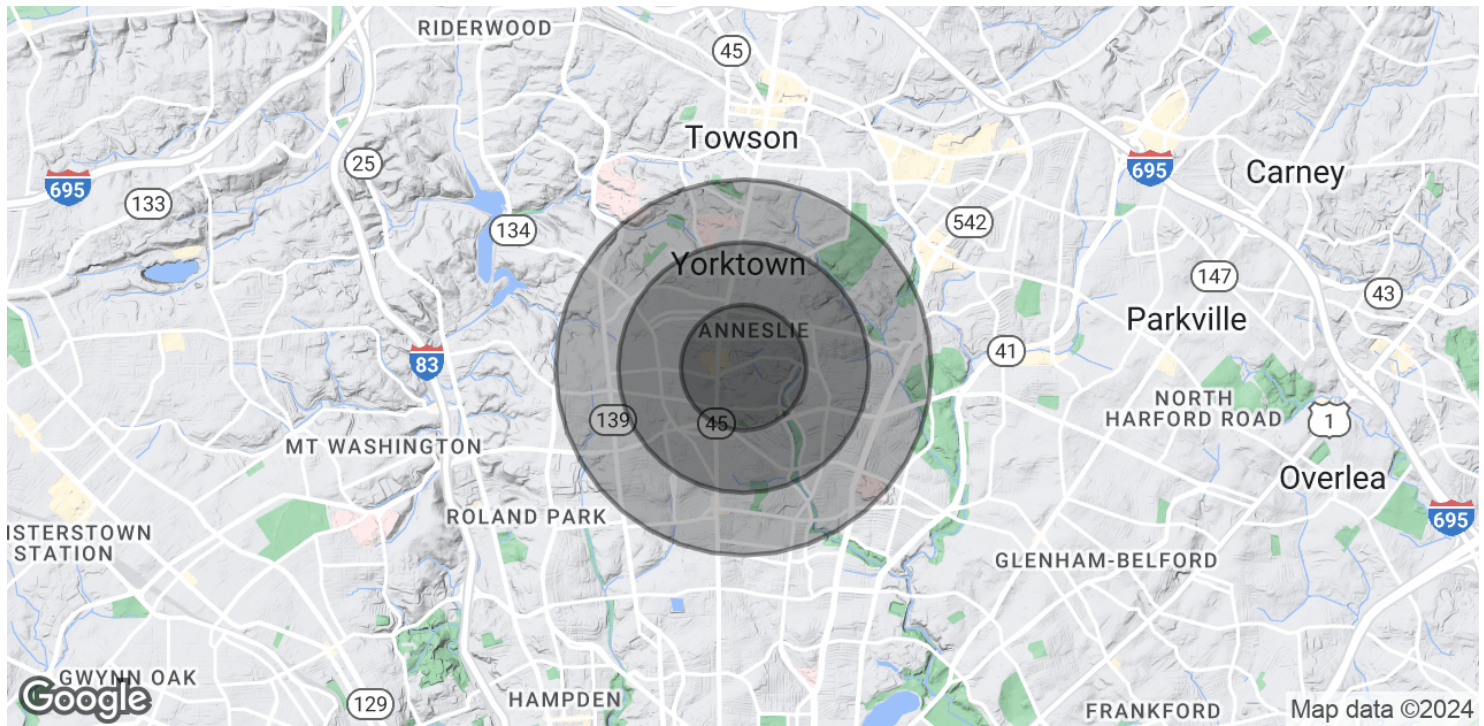
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,094	26,023	54,428
Average age	36.5	35.9	35.2
Average age (Male)	32.8	34.4	33.8
Average age (Female)	41.6	38.4	37.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,193	10,702	20,940
# of persons per HH	2.2	2.4	2.6
Average HH income	\$86,300	\$93,979	\$90,750
Average house value	\$308,247	\$349,210	\$349,195

* Demographic data derived from 2020 ACS - US Census

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