

\$600,000 - 4204 Forge Rd, Perry Hall

MLS® #MDB2133674

\$600,000

0 Bedroom, 0.00 Bathroom, 17,162 sqft
Commercial Sale on 0.39 Acres

N/A, Perry Hall, MD

Located in the epicenter of Perry Hall and the nearby convenience of Kingsville, Nottingham, White Marsh and Fallston this well known professional center will not only support but enhance your notoriety within the community.

The building is split evenly between two suites - each separately metered with 200 amp capacity. A savvy business person growing their business will enjoy occupying one suite while receiving rent for the other. All brick construction complemented with a concrete parking lot suitable for 21 vehicles, these thoughtful building enhancements serve to lessen utility bills and ongoing maintenance.

Visitors to the property will enjoy the ramp system to assist the handicapped. Less than 250' from Belair Road, the ease of driving from Belair Road into the parking area is enhanced with a traffic control device to easily enter and exit from Forge itself. An oversized light box monopole sign at the property edge makes locating the property easily identifiable. A second light box sign mounted to the building itself supplements the identification of the buildings business.

The interior of the property has easy access to utilities through a drop ceiling grid system to easily accommodate cabling and HVAC modifications.

The property is priced well below market



based square foot averages for the area. With a large glass facade, the property can support retail, professional services and possibly others when considering variances.

SHOWING TIMES:

Thursday, Friday, Saturday and Sunday 9 am -8 pm

Monday through Wednesday 5 pm - 9 pm

Built in 1976

Essential Information

MLS® #	MDBC2133674
Price	\$600,000
Bathrooms	0.00
Square Footage	17,162
Acres	0.39
Year Built	1976
Type	Commercial Sale
Sub-Type	Office
Status	Active Under Contract

Community Information

Address	4204 Forge Rd
Subdivision	N/A
City	Perry Hall
County	BALTIMORE-MD
State	MD
Zip Code	21128

Interior

Heating	Heat Pump(s)
Cooling	Heat Pump(s)

Exterior

Exterior	Brick and Siding
Lot Description	No thru street

School Information

District BALTIMORE COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed July 23rd, 2025
Days on Market 38
Zoning BL

Listing Details

Listing Office RE/MAX Components



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