

# ST. PIUS X

6432 York Road, Baltimore, MD 21212  
Baltimore County - Towson Submarket

**REDEVELOPMENT OPPORTUNITY**

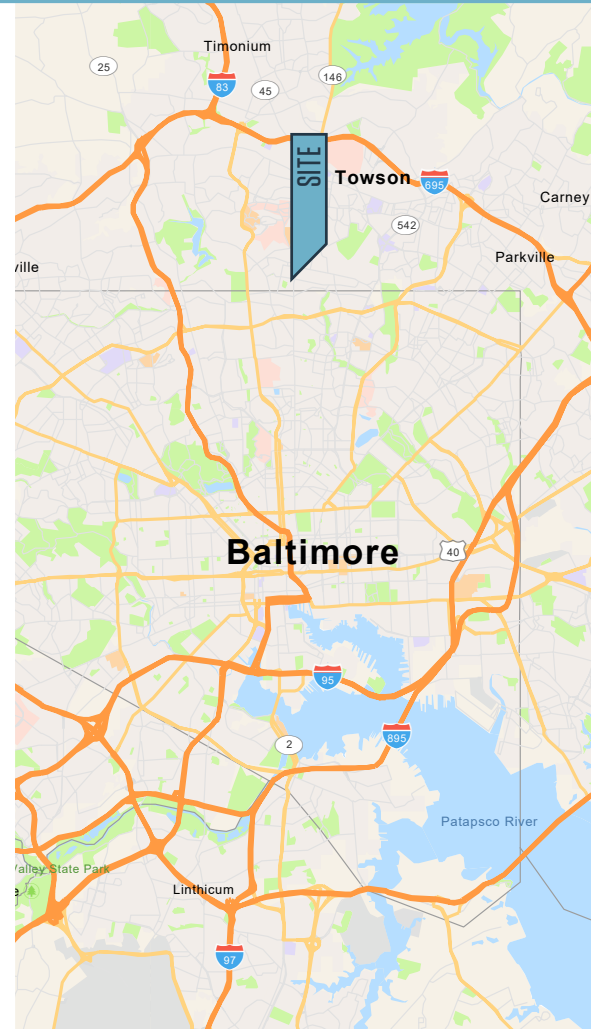


## FOR SALE/LEASE

### PROPERTY HIGHLIGHTS:

• **OFFERING PRICE: \$5,300,000**  
• **LEASE RATE: \$13.75/SF NNN**

- **Year Built:** 1962 & 1968
- **Building Size:** ±53,712 SF
- **Type:** School, gym and former convent
- **School:** 2-story, ±27,640 SF
- **Gym/School Addition:** ±14,570 SF
- **Former Convent:** 2-story, ±9,048 SF
- **Basement:** ±2,466 SF
- **Construction:** Masonry
- **Roof:** TPO (2019), flat built up over gym
- **Zoning:** DR 5.5
- **Parking:** Approximately 155 spaces (field verification required). Shared parking with adjacent church.
- **R.E. Taxes:** Tax Exempt
- **Parcel Size:** ±5.5 acres
- **Heating/HVAC:** Heating - central system with boilers and convective radiators / Cooling (in limited offices) - mini-split units
- **Uses:** Educational redevelopment for assisted living or GE restricted development
- **Electrical/Power:** The main electrical service size is 600 amps, 120/208 volt three-phase four-wire alternating current (AC). The electrical wiring is reported to be copper, installed in metallic conduit, flexible metal conduit or non-metallic sheathed cable. Circuit breaker panels are located throughout the building.
- **Fire & Life/Safety:** Hydrants, smoke detectors, alarms and extinguishers. Single fire sprinkler zone in former Incinerator Room



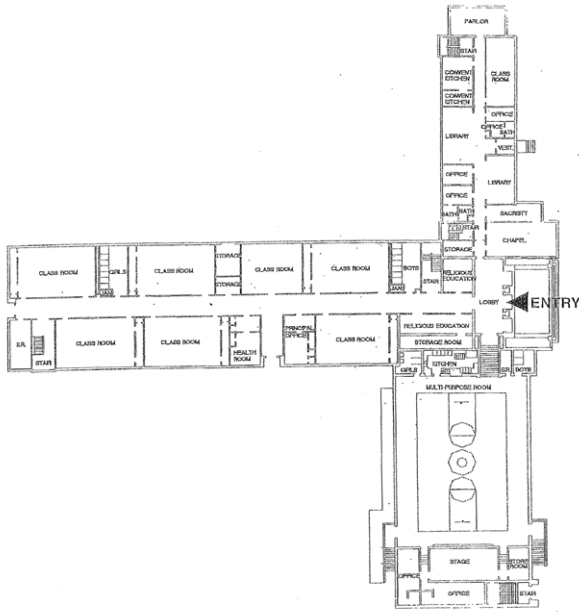
Dave Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

Joseph Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

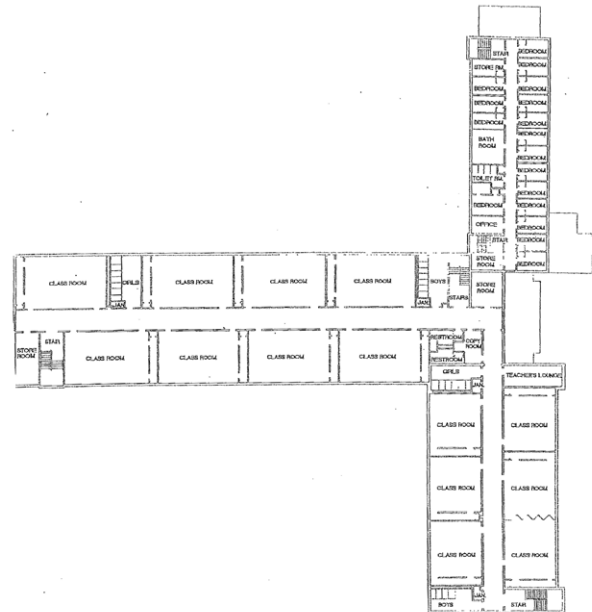
**NAI**klnb



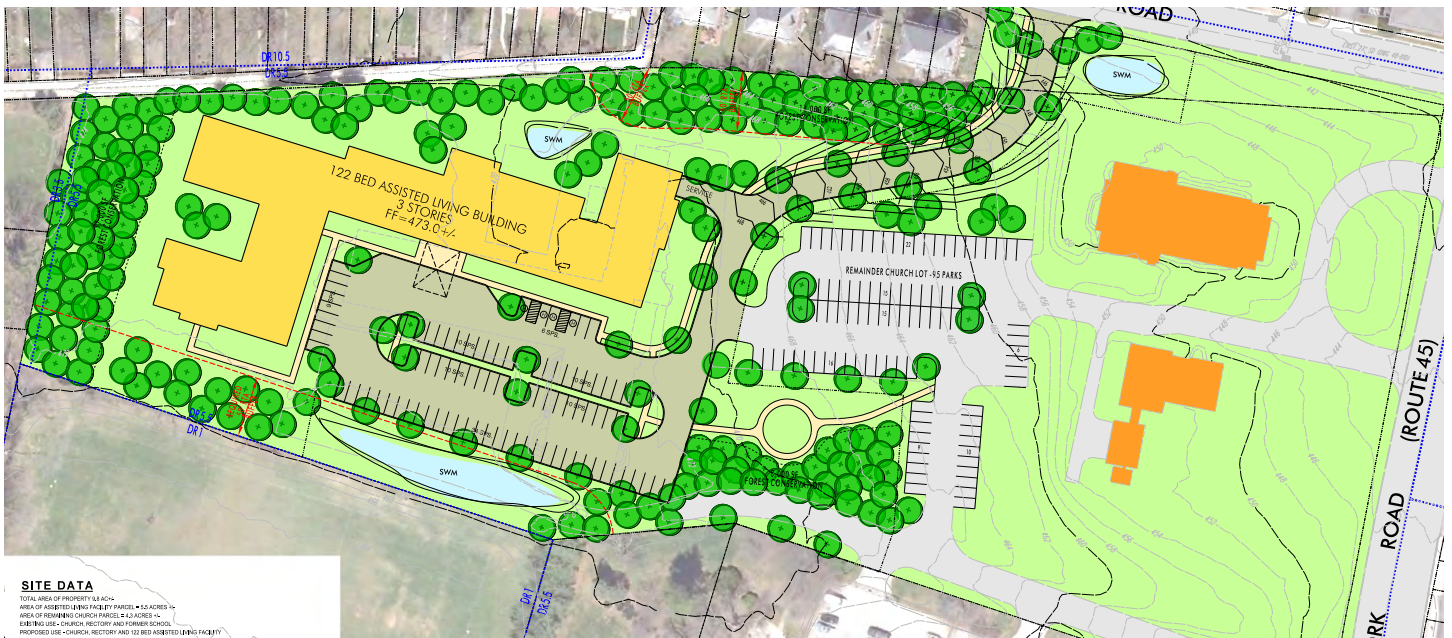
## 1ST FLOOR PLAN



## 2ND FLOOR PLAN



## ASSISTED LIVING PLAN



### SITE DATA

TOTAL AREA OF PROPERTY - 58 ACRES  
 AREA OF ASSISTED LIVING FACILITY - 100 ACRES +/-  
 AREA OF REMAINDER CHURCH PARCEL - 8.4 ACRES +/-  
 EXISTING USE - CHURCH HISTORY AND FORMER SCHOOL  
 PROPOSED USE - CHURCH HISTORY AND 122 BED ASSISTED LIVING FACILITY  
BASED ON THE INFORMATION CONTAINED IN THIS PLAN, THE CLIENT HAS REPRESENTED THAT THE INFORMATION IS TRUE AND CORRECT.

# ST. PIUS X

6432 York Road, Baltimore, MD 21212 | Baltimore County



## PHOTOS



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**Dave Fritz, CCIM, SIOR**  
dfritz@klnb.com  
443-574-1410

**Joseph Nolan, SIOR**  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
**klnb.com**