

\$875,000 - S Philadelphia Blvd, Aberdeen

MLS® #MDHR2011418

\$875,000

0 Bedroom, 0.00 Bathroom, 145,219 sqft

Commercial Sale on 3.33 Acres

N/A, Aberdeen, MD

Over 3 + acres of land ready for building permits. Land is approved for a 3 story 36,000+ sqft building with 92 parking spaces. 382' Road Frontage on US Rt 40. Located in the "Enterprise Zone". Great Tax Benefits for new owner. Flat site requiring minimal site work. B3 Zoning in place. Uses include auto car wash, auto repair, convenience retail, day care center, hotel, medical services among others. Public Water and Sewer. Site has access from US Rt 40 and is close to retail (Wal Mart, Aldi, Lidl) and restaurants (Golden Corral, McDonalds, Pat's Pizza). Easement Agreements in place. Easy access to the main gate of Aberdeen Proving Grounds and Perryman distribution centers. Site is located 3 miles from new regional medical center currently under construction.



Built in 2022

Essential Information

MLS® #	MDHR2011418
Price	\$875,000
Bathrooms	0.00
Square Footage	145,219
Acres	3.33
Year Built	2022
Type	Commercial Sale
Sub-Type	Land for Commercial Use
Status	Active

Community Information

Address	S Philadelphia Blvd
Subdivision	N/A
City	Aberdeen
County	HARFORD-MD
State	MD
Municipality	Aberdeen
Zip Code	21001

Interior

Heating	None
Cooling	None

School Information

District	HARFORD COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 19th, 2022
Days on Market	1306
Zoning	B3

Listing Details

Listing Office	Garceau Realty
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Listing information last updated on November 14th, 2025 at 8:45pm EST