

899 CECIL AVE

MILLERSVILLE, MD 21108



**INVESTMENT OPPORTUNITY: FOR SALE – IDEAL FOR
CONVERSION TO A 78-BED MENTAL HEALTH FACILITY**



THE PROPERTY:

The property is a two-story structure totaling 28,277+/- square feet, constructed in two phases:

- Phase I (1966) – Wing B: Wood-frame construction
- Phase II (1977) – Wing B: Cast-in-place concrete plank construction



Map/Lot#	Map: 0030 / Grid#: 0022 / Parcel#: 0186
Property Size	4.95+/- Acres
Current Owner	Cecil Avenue Building LLC
Deed Book/Page	Book 30454 / Page 342 (12/22/16)
Title Insurance	Stewart Title guaranty Company
Topography	Slope: <ul style="list-style-type: none"> • South to north • West to east
Utilities	<ul style="list-style-type: none"> • Domestic Water • Onsitewell Electric Service • Baltimore Gas & Electric Natural Gas - Arundel • Propane Sewer - 4 onsite septic fields – approved for proposed use by the county.
Parking	53 Spots
Former Use	Formerly an 87-Bed skilled nursing facility

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ZONING:

Zoning:

- Millersville is an un-incorporated township. Zoning is controlled by Anne Arundel County

Zoning Approvals:

- On 1/17/2017 the County Council of Anne Arundel County passed Bill No. 96-16 permitting eating disorder treatment facilities as a “Special Exception” in an R1 zoning district. •Permission to add 16 additional beds for substance abuse treatment.

Special Exception:

- On April 19, 2017, the Administrative Hearing Officer of Anne Arundel County granted a “Special Exception” to allow an eating disorder treatment facility in at the subject property.
- Uses allowed Mental health / detox / eating disorder.



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FLOOR PLANS



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