

FOR SALE
Two Building Lots
Pikesville, MD

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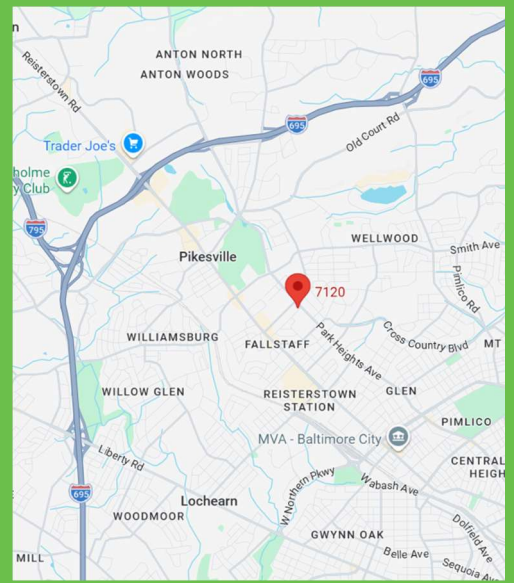


7120 & 7124 Park Heights Ave

Pikesville (Baltimore City), MD, 21215

Property Features:

- This parcel presents a high-value redevelopment opportunity – ideal for medical, senior care, or behavioral health use – in a high-demand corridor of Northwest Baltimore.
- Combined lot size: ±0.71 acres (±30,732 sq ft).
- Zoning: R-5 (residential, institutional permitted with conditional use). See attached table for details.



Offered at
\$799,000

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SAMPLE DEVELOPMENT OPTIONS

1. **Adult Medical Day Care (AMDC)**
 - 6,000–8,000 SF single-story facility.
 - Medicaid-backed daytime senior services.
 - Fits within R-5 zoning via conditional use.
2. **Behavioral Health Outpatient Center**
 - 10,000–12,000 SF two-story building.
3. **Assisted Living Facility (ALF)**
 - 12,000–18,000 sq ft | 24–48 beds.
 - High revenue potential with senior-care demand.
 - Compatible as an institutional residential facility.
 - Conditional use approval required.

PROPERTY OVERVIEW

- **Total Lot Size:** 0.71 acres (30,732 sq ft).
 - Parcel 1: 9,231 SF.
 - Parcel 2: 20,975 SF.
- **Frontage:** 152.5 ft on Park Heights Avenue.
- **Depth:** Approx. 205 ft.

Zoning Uses Table for R-5

P = permitted use | CB = conditional use

Day-Care Home: Adult or Child	P
Dwelling: Detached or Semi-Detached	P
Dwelling: Multi-Family	P
Dwelling: Rowhouse	P
Fraternity or Sorority House	
Home Occupation	P
Residential-Care Facility (16 or Fewer Residents)	P
Residential-Care Facility (17 or More Residents)	CB
Rooming House (10 or Fewer Units)	
Rooming House (11 or More Units)	
Institutional	
Community Center	CB
Cultural Facility	CB
Educational Facility: Commercial - Vocational	CB
Educational Facility: Post-Secondary	CB
Educational Facility: Primary and Secondary	P
Government Facility	CB
Hospital	CB
Place of Worship	P
Open-Space	
Community-Managed Open-Space Farm	CB
Community-Managed Open-Space Garden	P
Park or Playground	P
Urban Agriculture	CB
Commercial	
Day-Care Center: Adult or Child	CB
Farmers Market	CB
Lodge or Social Club	CB
Neighborhood Commercial Establishment	CB
Other	
Alternative Energy System: Community-Based ¹	CB, P
Electric Substation: Enclosed, Indoor, or Outdoor	CB
Parking Garage (Principal Use)	CO
Parking Lot (Principal Use)	CO
Telecommunications Facility	CB
Utilities	CB
Wireless Communications Services ²	CB, P

ZONING AT A GLANCE R-5 Transitional Residential District

R-5 permits by right a number of residential and institutional uses, for example:

- Religious facility.
- Residential care facility for less than 17 residents.
- Education, primary or secondary.

R-5 zoning also offers uses with conditional approval, such as the following:

- medical offices.
- senior care,
- behavioral health facilities
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Conditional use process includes:

- Application to BMZA (Baltimore Municipal Zoning Appeals).
- Public hearing.
- Review of project compatibility, traffic circulation, and site design.

No full rezoning is required for the following development paths.

- Outpatient therapy, psychiatric services, IOP/PHP.
- Strong market demand within the Park Heights area.