

PRICE REDUCED! RECENTLY RENOVATED FLEX/OFFICE PROPERTY

# UNIQUE OWNER/USER BUILDING FOR SALE OR LEASE

900 N LEHIGH ST, BALTIMORE, MD 21205



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**Steven L. Cornblatt**

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**PROPERTY SUMMARY**

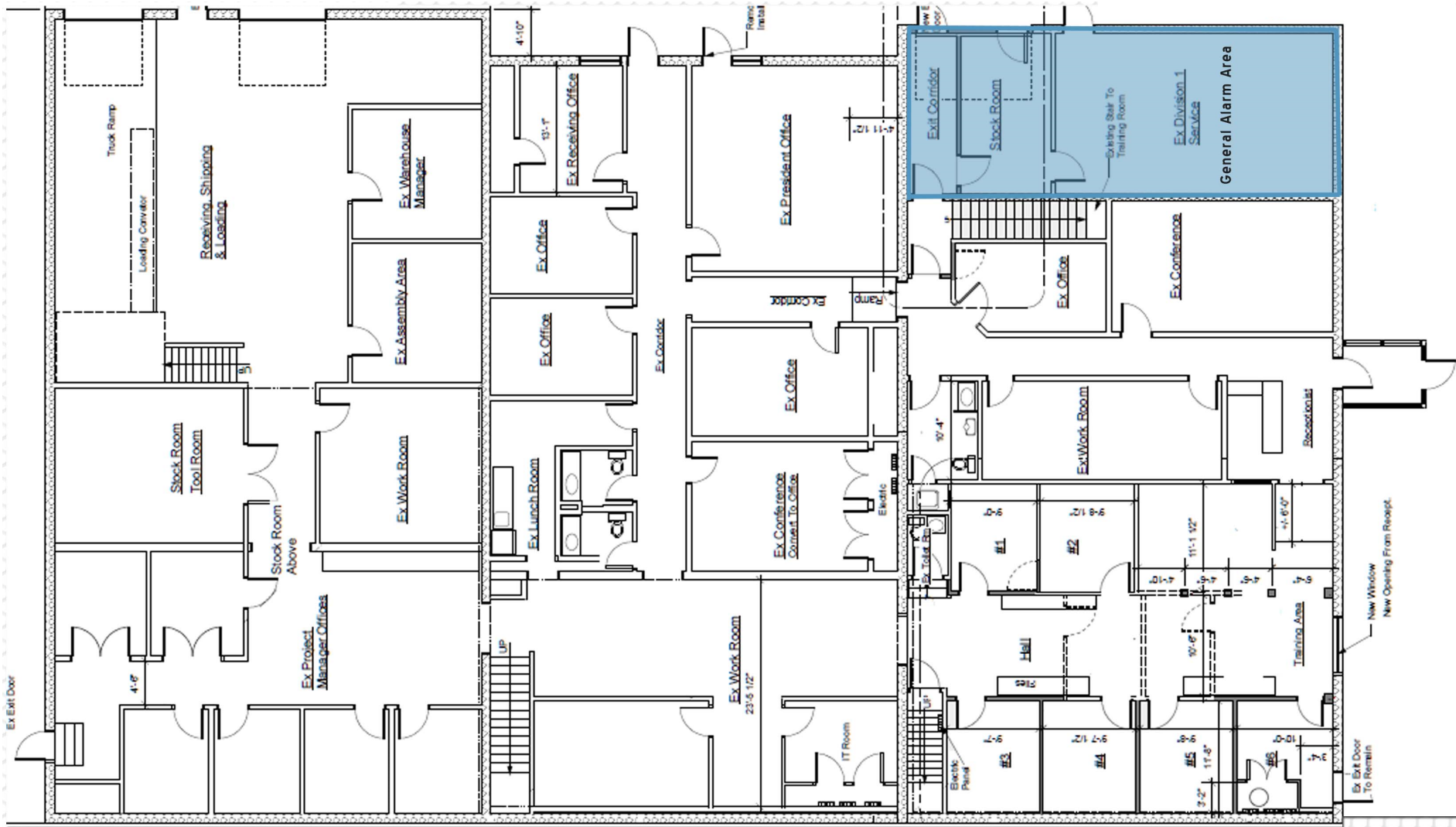
<b>Reduced Price:</b>	\$950,000
<b>Lot Size:</b>	0.53 Acres
<b>Building Size:</b>	18,000 SF
<b>Grade Level Doors:</b>	2
<b>Dock High Doors:</b>	1
<b>Ceiling Height:</b>	18 FT
<b>Year Built:</b>	1973
<b>Renovated:</b>	2008
<b>Real Estate Taxes:</b>	\$11,858 (2015-2016)
<b>Zoning:</b>	M-3
<b>Date Available:</b>	120 Days



**PROPERTY HIGHLIGHTS**

- 18,000 square feet (+/-) of substantially renovated flex space.
- 18' clear interior height with both dock & drive-in loading.
- Street parking and rear fenced lot for parking and/or exterior storage.
- Existing tenant will vacate with 120 days' notice or consider leasing back for a period of time from new owner.

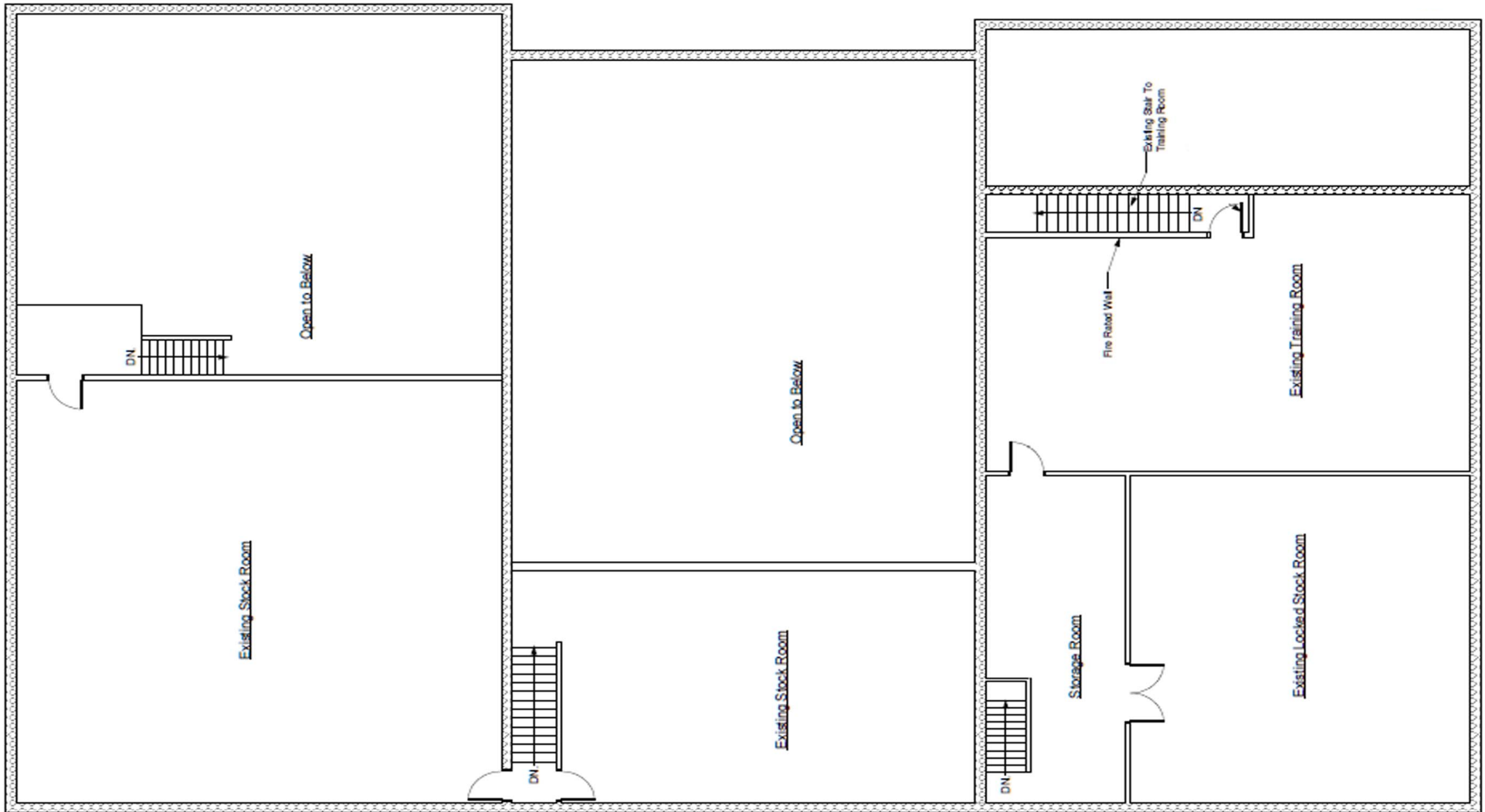
First Floor Plan



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Second Floor Plan



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Aerial Map



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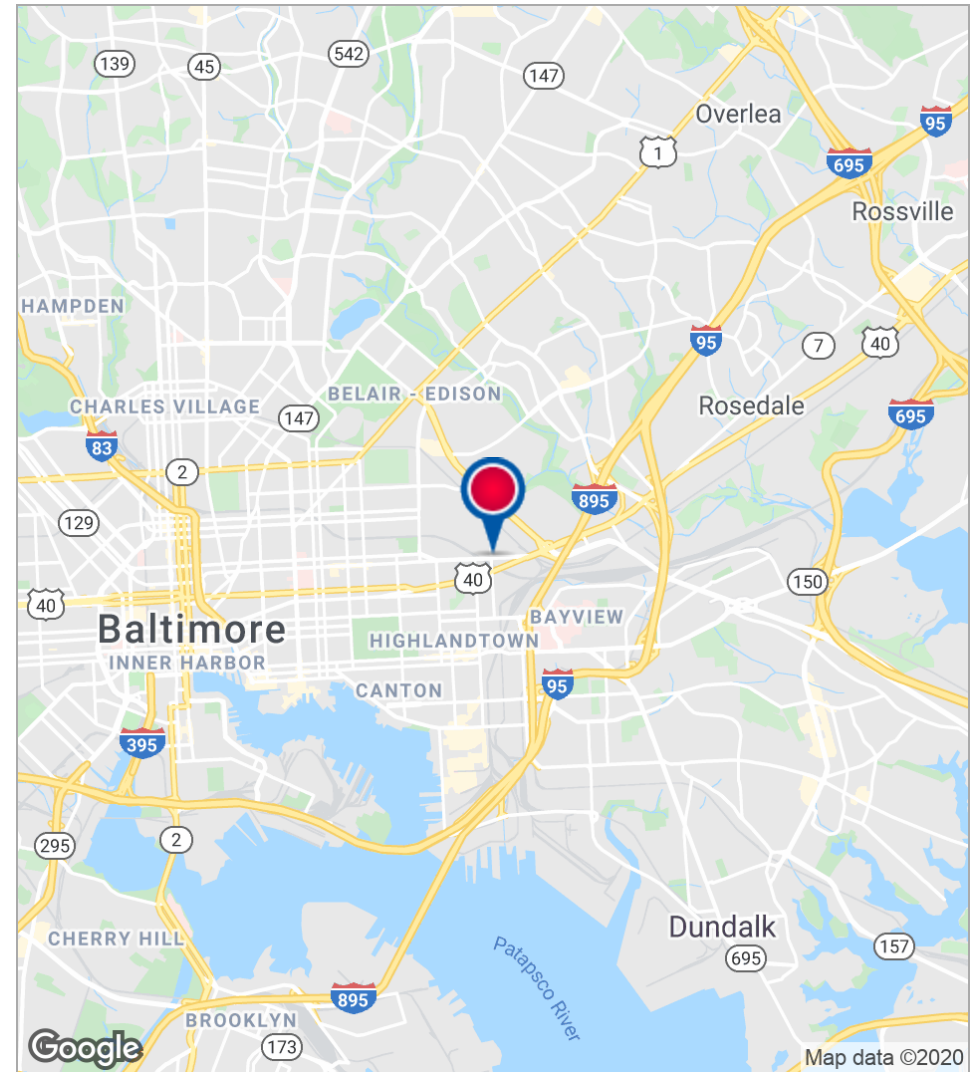
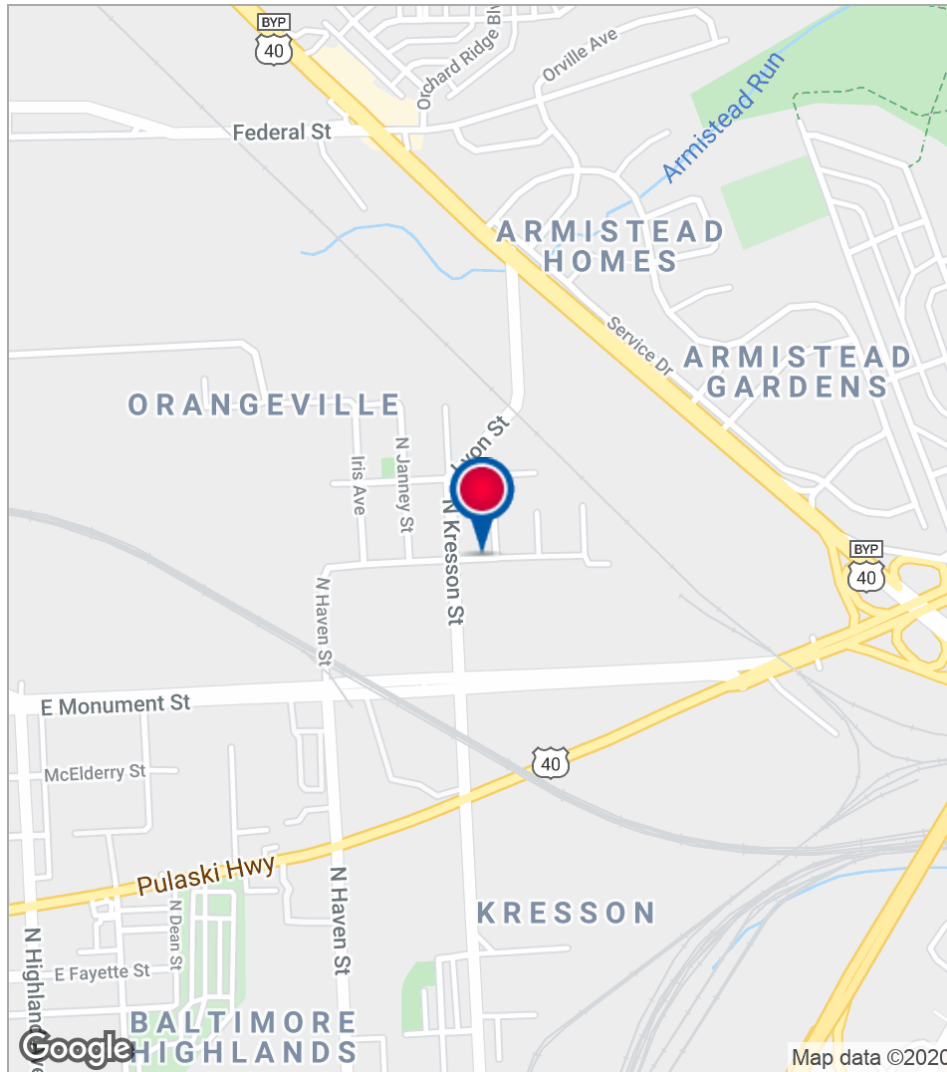
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Location Maps



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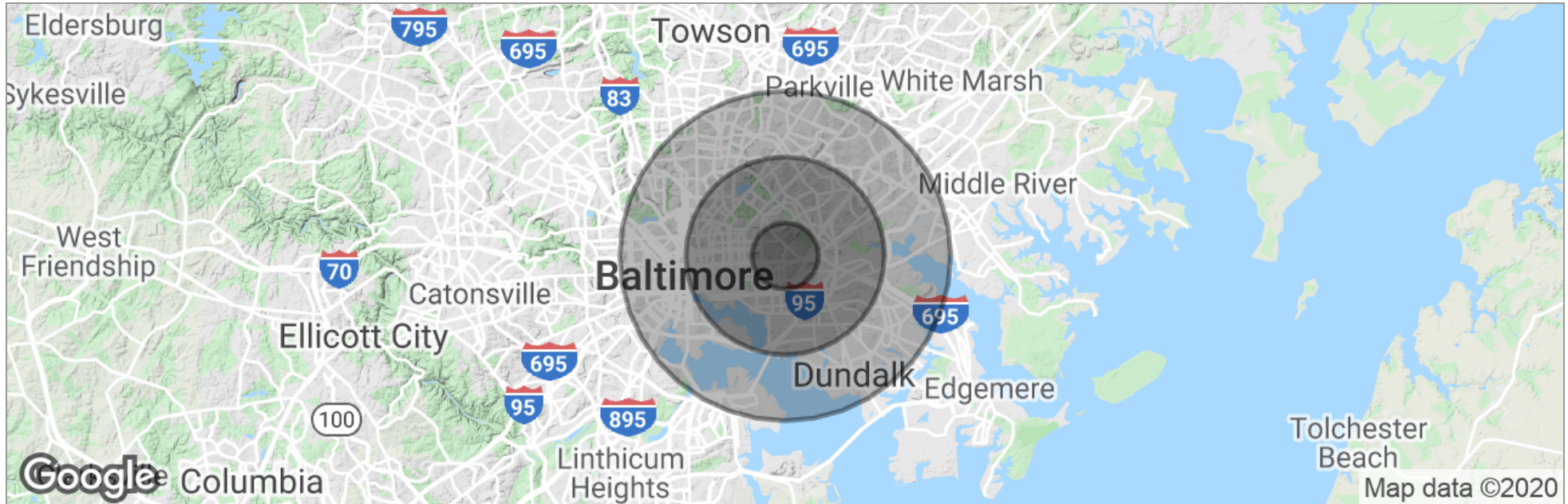
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	15,287	200,095	494,022
Population Density	4,866	7,077	6,290
Median Age	34.6	35.1	35.1
Median Age (Male)	32.9	33.4	33.4
Median Age (Female)	35.8	36.3	36.2
Total Households	5,312	75,535	194,658
# of Persons Per HH	2.9	2.6	2.5
Average HH Income	\$40,903	\$55,951	\$58,465
Average House Value	\$90,398	\$190,015	\$219,915

\* Demographic data derived from 2010 US Census

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## **900 NORTH LEHIGH STREET**

### **RARELY AVAILABLE SMALL USER FLEX / OFFICE BUILDING FOR SALE**

PROPERTY ADDRESS:	900 North Lehigh Street, Baltimore, Maryland 21205	
PROPERTY TYPE:	Flex	
BUILDING SIZE:	18,000 Square Feet (+/-) on 2 levels	
ACREAGE:	.53 Acres	
ZONING:	M-3 (Heavy Industrial)	
DATE AVAILABLE:	120 Days	
PURCHASE PRICE:	\$950,000	
REAL ESTATE TAXES:	\$11,858 (2015-2016)	
YEAR BUILT:	Built in 1973 and Renovated in 2008	
LOADING:	Dock and two Drive-In Doors (10'x12' and 12' x 14')	
CEILING HEIGHTS:	18' (+/-) clear in warehouse	
CONSTRUCTION:	Concrete block with steel curtain façade and metal roof	
SPRINKLER:	None	
UTILITIES:	Gas, electric, public water and sewer	
ELECTRIC:	3-Phase, 110/208 volt service	
OTHER:	Rarely available, small user building with short-term lease in place. Substantially renovated for office and warehouse application by present owner in 2008. Building enjoys high clear interior height (18') with both dock and drive-in loading, street parking and rear fenced lot for parking and/or exterior storage use. Existing tenant will vacate with 120 days' notice or consider leasing back for a period of time from a new owner.	
LISTING AGENT:	Steven L. Cornblatt (443) 921.9331 (direct) <a href="mailto:scornblatt@troutdaniel.com">scornblatt@troutdaniel.com</a>	Jared R. Engel (443) 921.9342 (direct) <a href="mailto:jengel@troutdaniel.com">jengel@troutdaniel.com</a>