

Property Summary



PROPERTY DESCRIPTION

For Sale: Rarely available 5-story brownstone in the heart of Mt Vernon! Located across the street from the U of B's School of Business, 1 block away from the Angelos Law Center and 1 block from Penn Station and I-83.

Property offers 1 ground floor retail unit, and 4 floors comprising 6 apartment units. 2 parking spaces and 3 dumpsters allow for extra-income.

Property well-maintained by long-standing owners, high ceilings and classic design.

PROPERTY HIGHLIGHTS

- 5 floor brownstone in heart of Baltimore's Mt Vernon Neighborhood
- 7 Units: Currently 1 ground floor retail unit, and 6 apartment units on 5 floors
- Below-market rates, and YTY lease structures allow for upside
- Additional upside possible due to ground-floor vacancy
- 2 parking spaces behind property
- 3 dumpsters, with 2 dumpsters providing extra income

OFFERING

Sale Price:	\$890,000
Number of Units:	1 Ground Floor Retail & 6 Apartment Units
Unit Mix:	Five x 1BR 1BA; One x 2BR 1BA
Occupancy:	100% occupied, with ground floor retail to be delivered vacant
Price Per Unit:	± \$127,000
Building Size:	± 4,544 SF
Zoning:	C-2
Utilities:	Gas Heat, Window A/C

1303 N CHARLES STREET, BALTIMORE, MD 21201

FOR SALE: MT VERNON 5-STORY BROWNSTONE



TROUT DANIEL & ASSOCIATES

View from North



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View from West



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4th Floor
1 Unit: 1 BR, 1 BA

3rd Floor
2 Units: 1 BR, 1 BA

2nd Floor
2 Units: 1 BR, 1 BA

1st Floor
1 Unit: 2 BR, 1 BA

Ground Floor

- to be delivered vacant
- 2 parking spaces in rear

ROYAL TRAVEL RESTAURANT

OPEN ROYAL TRAVEL

Charles Colmes
Pasta Grill Subs