1303 N CHARLES STREET, BALTIMORE, MD 21201

FOR SALE: MT VERNON 5-STORY BROWNSTONE



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: \pm \$127,000 Building Size: \pm 4,544 SF

Zoning: C-2

Utilities: Gas Heat, Window A/C

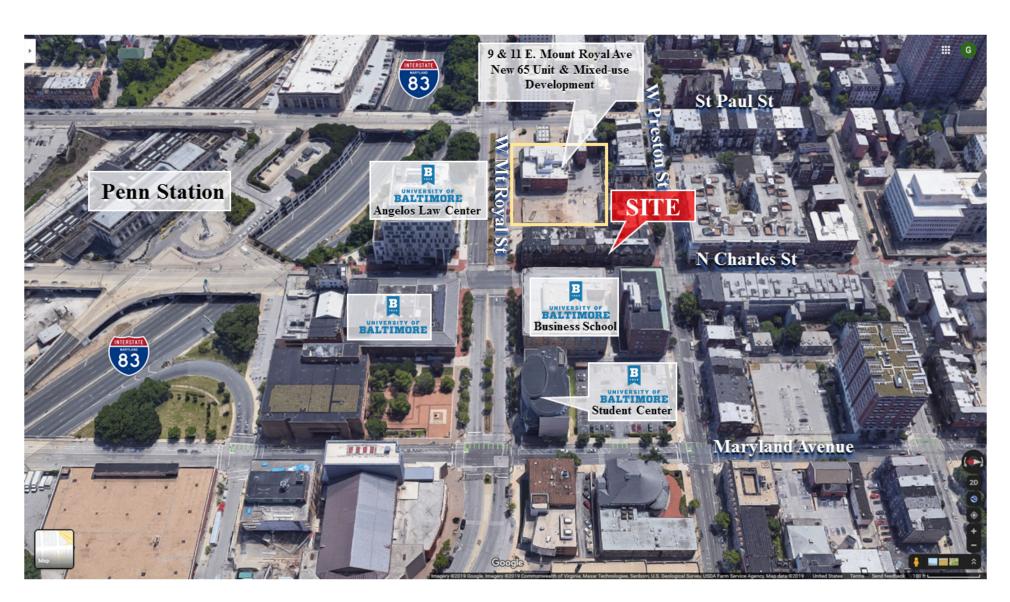
Gilbert R. Trout 443.921.9332 gtrout@troutdaniel.com The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

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View from North



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View from West



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