

SALE

15,17-23 WEST 22ND STREET, BALTIMORE, MD 21218

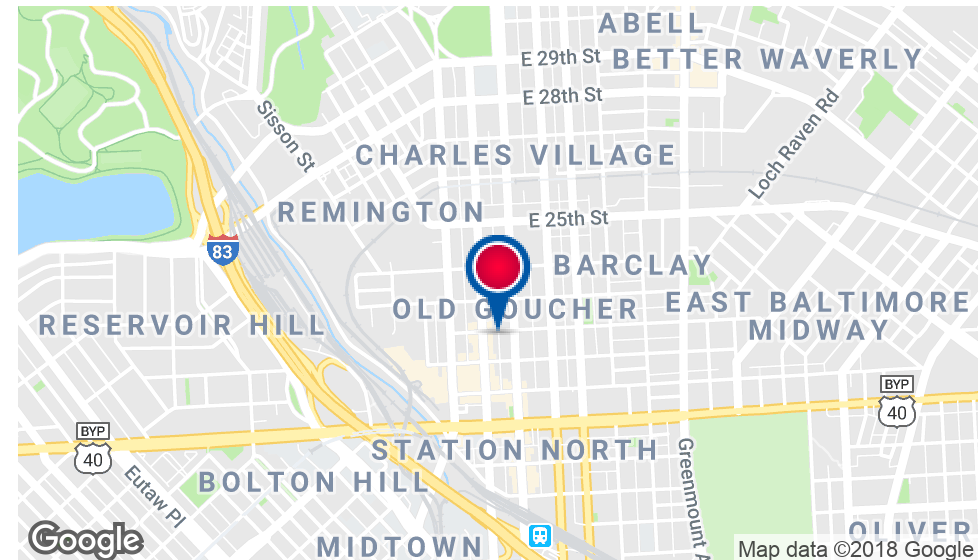


Executive Summary



### PROPERTY HIGHLIGHTS

- Sale price is \$250,000
- Lot Size: 6270 SF, 76 deep x 82.5 wide
- Lot lends itself nicely to the development of townhouses and offices
- Schematic studies indicate the lot could easily support 10,000 square feet of enclosed construction
- The number of units could be 4,5, or 6 units with either one or two parking spaces in covered space
- It would be possible to have up to 12 cars on the lot plus two stories of office space
- Each floor above the parking could be approximately 4,000 square feet. As a parking lot the area would hold up to 17 cars



Seth Danels

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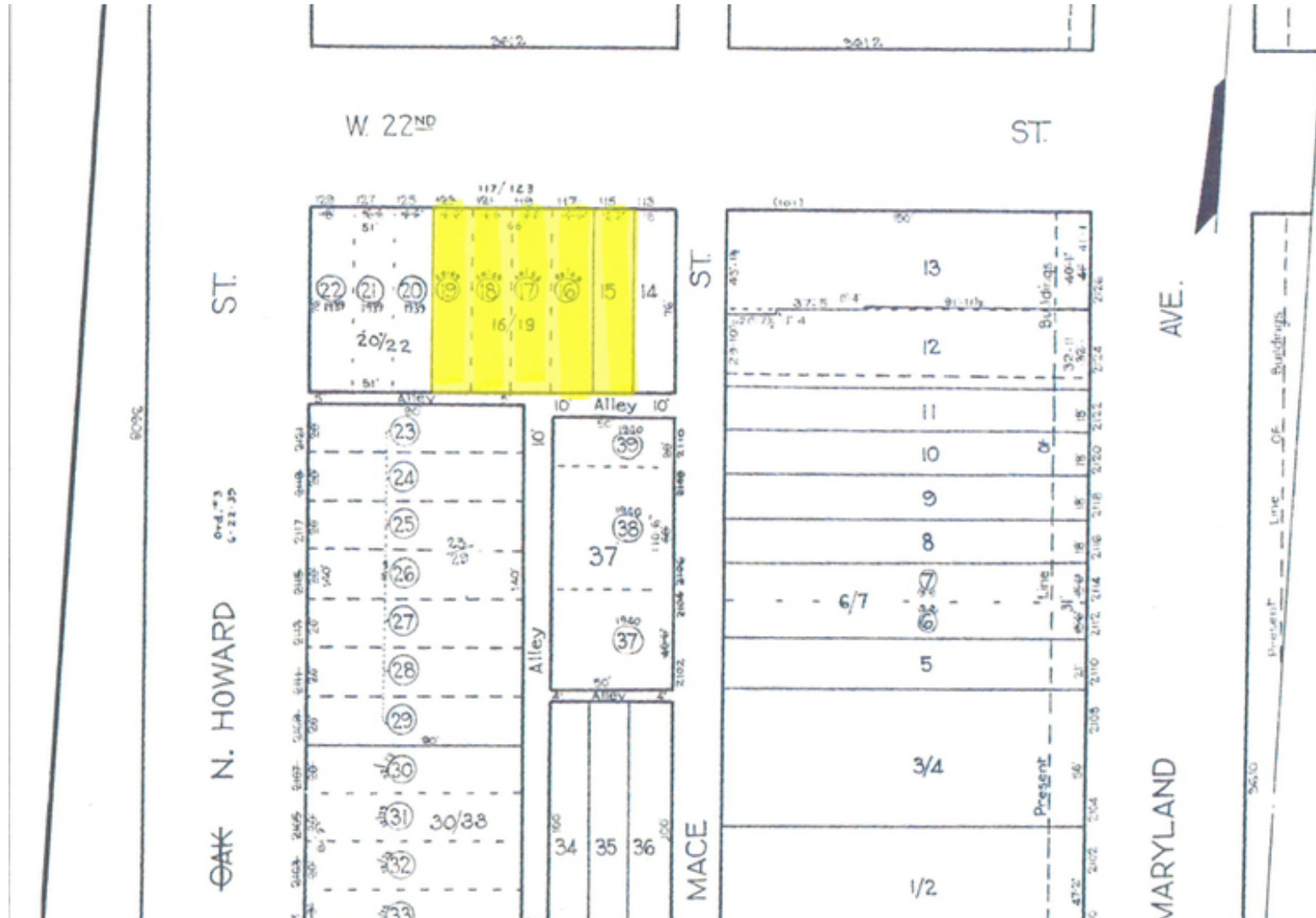
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Parcel Map



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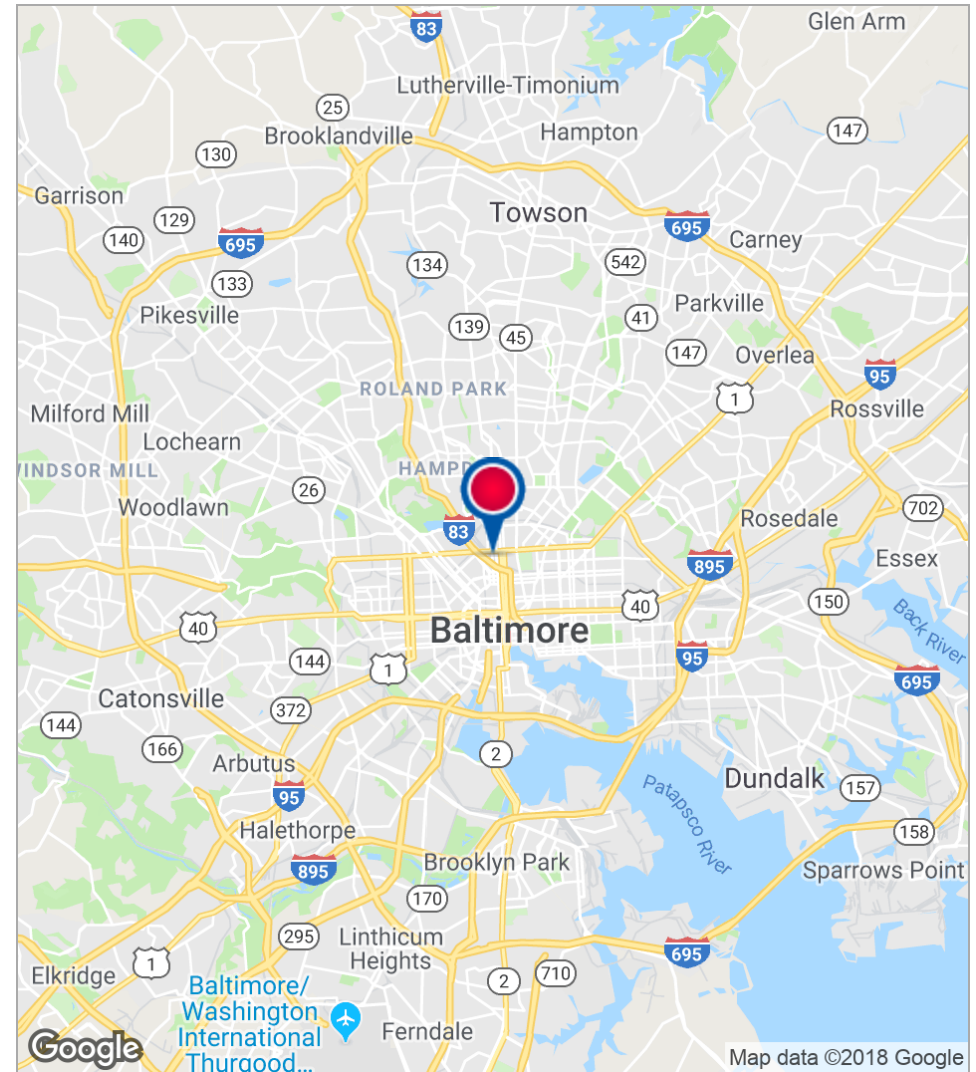
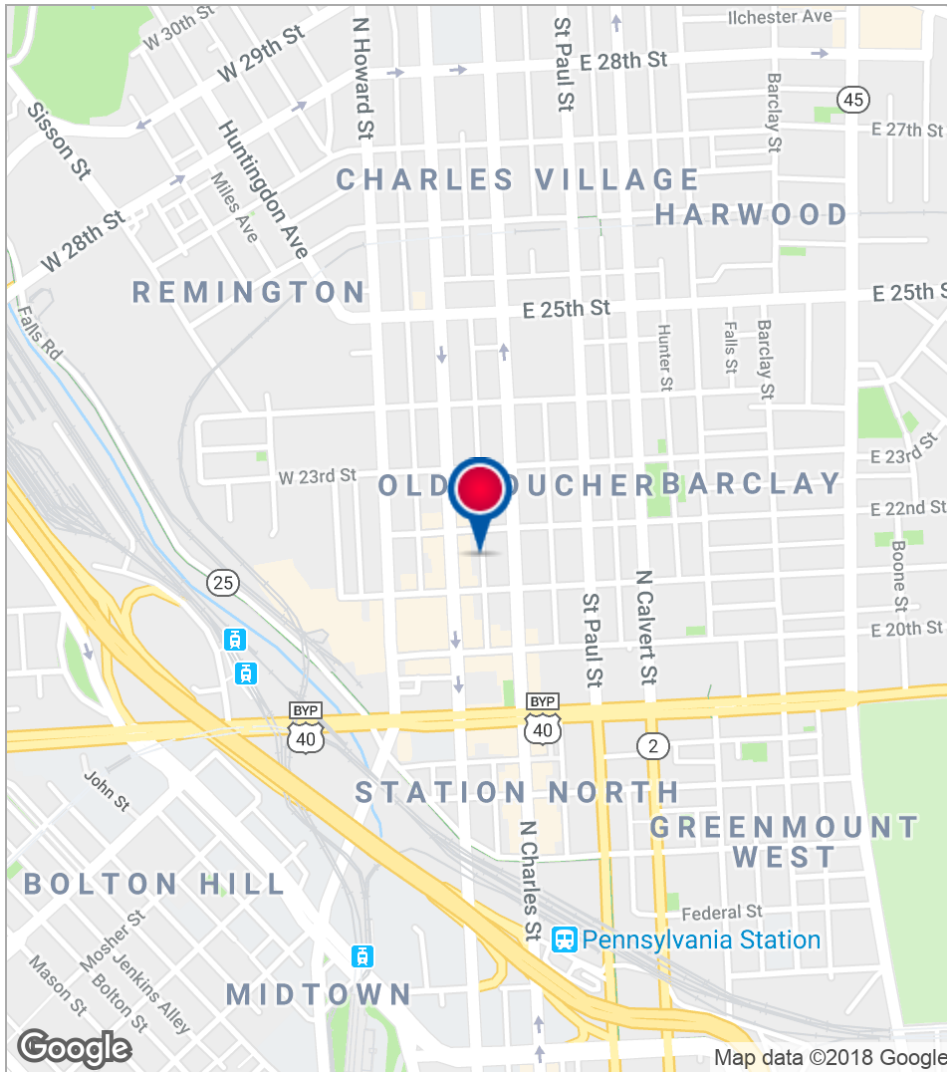
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Location Maps



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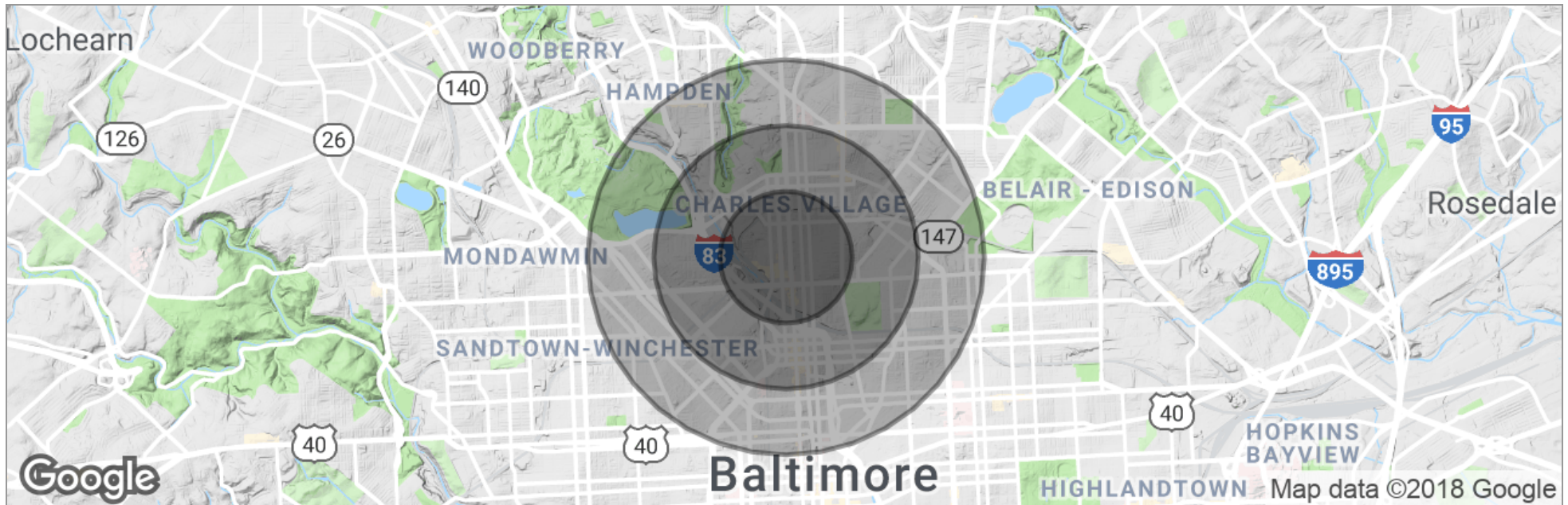
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Demographics Map



	0.5 Miles	1 Mile	1.5 Miles
Total Population	9,262	44,568	103,066
Population Density (Pop/Sq.Mi.)	11,793	14,186	14,581
Median Age	38.4	32.7	32.1
Median Age (Male)	38.4	32.7	31.2
Median Age (Female)	35.9	31.8	32.7
Total Households	4,144	19,848	42,126
# of Persons Per HH	2.2	2.2	2.4
Average HH Income	\$52,252	\$52,725	\$48,604
Average House Value	\$286,996	\$280,007	\$262,460

\* Demographic data derived from 2010 US Census

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