

# FOR SALE

 Baltimore City, Maryland

# 1009 NORTH CHARLES STREET

BALTIMORE, MARYLAND 21201

## BUILDING SIZE

10,019 sf ± Gross

## LOT SIZE

4,606 sf  
25' x 184'3"

## ZONING

C-2

## SALE PRICE

\$1,150,000

## HIGHLIGHTS

- » Historic 5 story office/building
- » 4 parking spaces with direct access from the rear of rebuilding
- » Easy access to CBD and I-83
- » Located in the heart of Mt. Vernon
- » 4 blocks from Penn Station
- » Ceiling height: 7'3" - 12'9"
- » Abundance of parking in the area
- » Excellent user buyer opportunity
- » Central HVAC
- » Can be purchased separately or with 1011 N. Charles Street
- » Dramatic property with redevelopment potential



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# PROPERTY DESCRIPTION

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

<b>Address:</b>	1009 North Charles Street Baltimore, Maryland 21201 Ward 11, Section 12, Block 0506, Lot 005
<b>Zoning:</b>	C-2, Small to Medium Commercial Usage, allows for retail, office, and residential.
<b>Lot Size:</b>	4,606 square feet, 25' x 184'3"
<b>Building Size (All):</b>	Approximately 10,019 square feet (on 5 levels)
<b>Floor Sizes:</b>	Ground Floor: 2,318 ± square feet 1st Floor: 3,008 ± square feet 2nd Floor: 1,629 ± square feet 3rd Floor: 1,532 ± square feet 4th Floor: 1,532 ± square feet
<b>Year Built:</b>	Est. 1900
<b>Parking:</b>	4 spaces
<b>Current Use:</b>	Office space
<b>2019-2020 Property Tax:</b>	\$10,360.40
<b>Comments:</b>	<ul style="list-style-type: none"><li>• 5 story masonry building</li><li>• Located in the heart of Mt. Vernon</li><li>• 4 blocks from Penn Station</li><li>• Ceiling height: 7'3" - 12'9"</li><li>• Abundance of parking in the area</li><li>• Easy access to I-83 and CBD</li><li>• Excellent user buyer opportunity</li><li>• Central HVAC</li><li>• Can be purchased separately or with 1011 N. Charles Street</li><li>• Dramatic property with redevelopment potential</li></ul>



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# BUILDING PHOTOS

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Jim Grieves** | *Vice President*

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✉ [jgrieves@mackenziecommercial.com](mailto:jgrieves@mackenziecommercial.com)

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



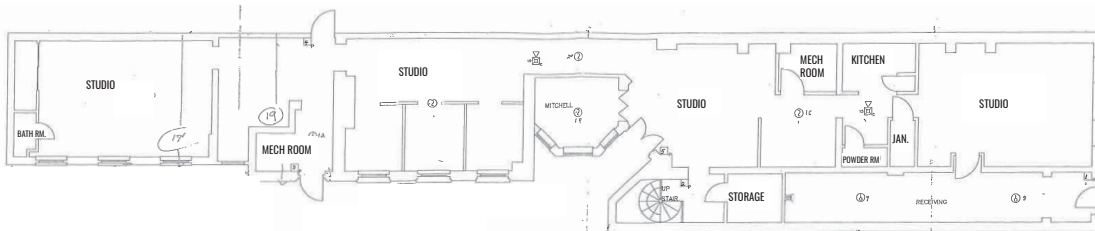
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# GROUND LEVEL

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

- ▶ Entrance from parking area
- ▶ Separate entrance to Charles Street
- ▶ Kitchen/breakroom
- ▶ 4 Large studio areas
- ▶ Storage and mechanic space
- ▶ 2,318 sf ±





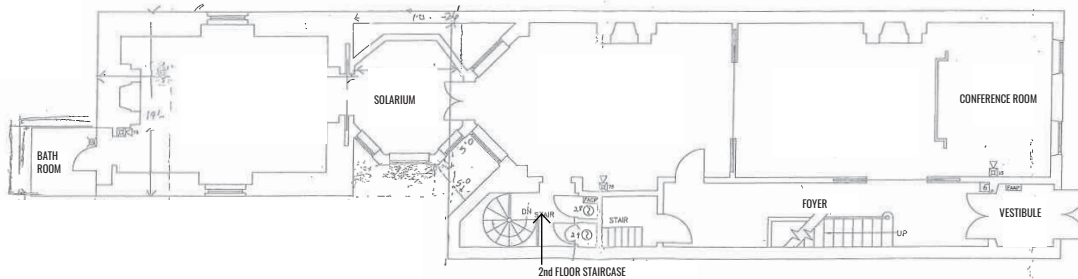
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# FIRST FLOOR

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

- ▶ Reception area
- ▶ Conference room
- ▶ 3 large work areas
- ▶ Bathroom
- ▶ Solarium
- ▶ Dramatic entrance, hallway, and stairwell
- ▶ 12'9" ceiling height





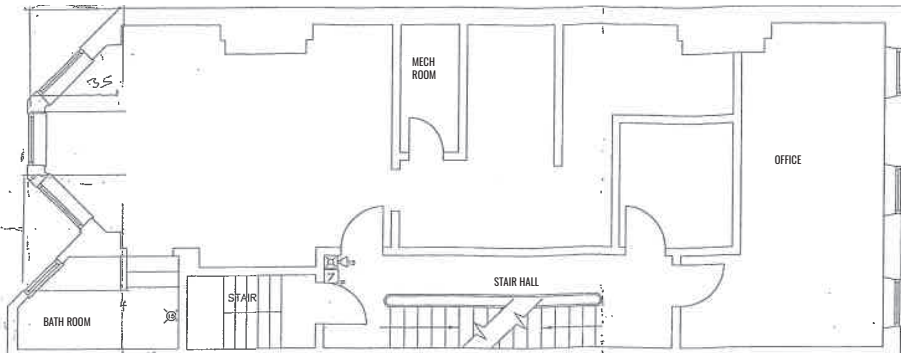
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# SECOND FLOOR

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- ▶ Large office
- ▶ Small office
- ▶ Large work area
- ▶ Full bathroom
- ▶ Work & file area
- ▶ 1,629 sf ±
- ▶ 11'1" ceiling height





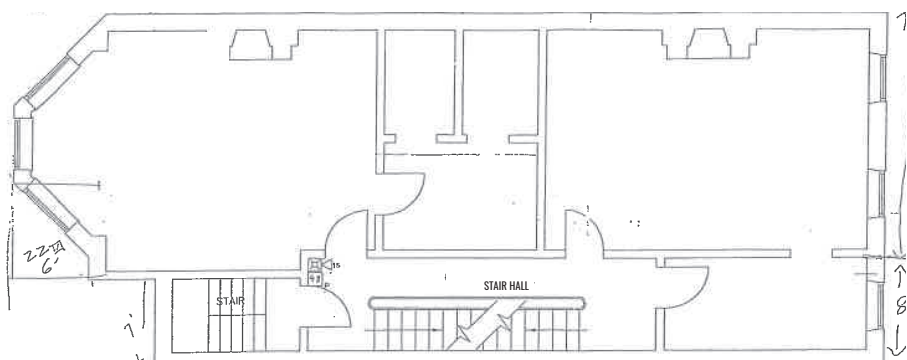
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# THIRD FLOOR

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- ▶ Unimproved space
- ▶ 2 large work areas
- ▶ Office & storage
- ▶ 2 fire places
- ▶ 1,532 sf ±
- ▶ 10'7" ceiling height





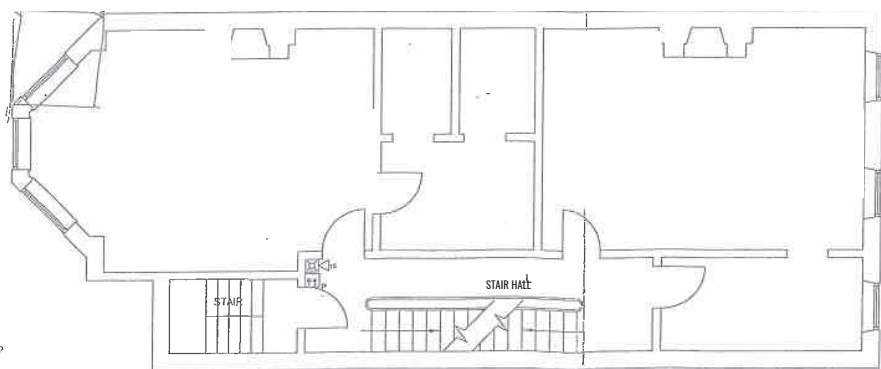
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# FOURTH FLOOR

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- ▶ Unimproved space
- ▶ 2 large work areas
- ▶ Office & storage
- ▶ Stairway to attic
- ▶ 2 fire places
- ▶ 1,532 sf ±
- ▶ 10'5" ceiling height





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# REAR PHOTOS

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201





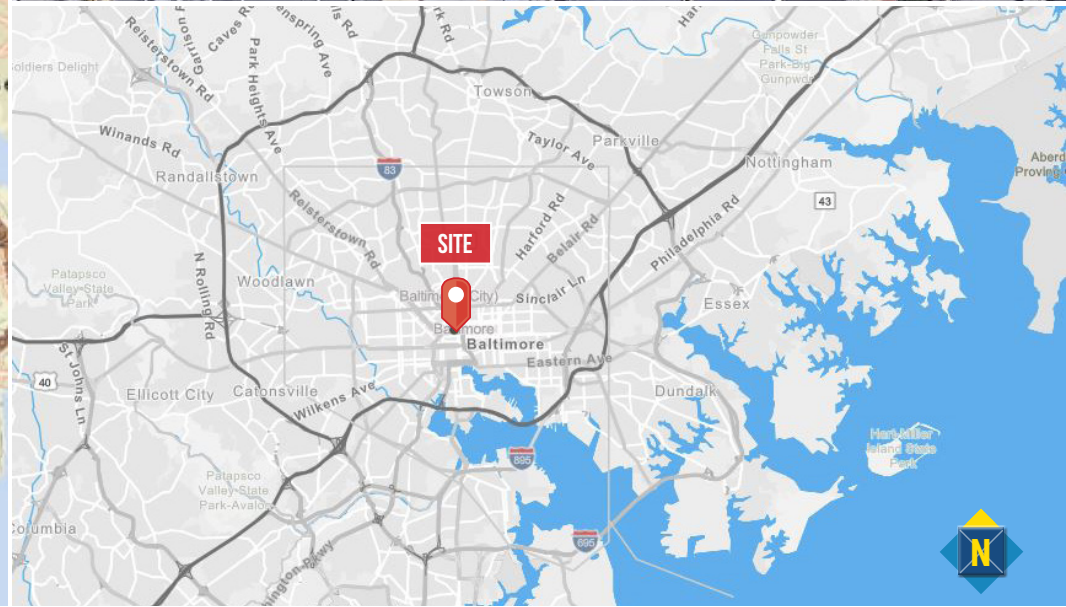
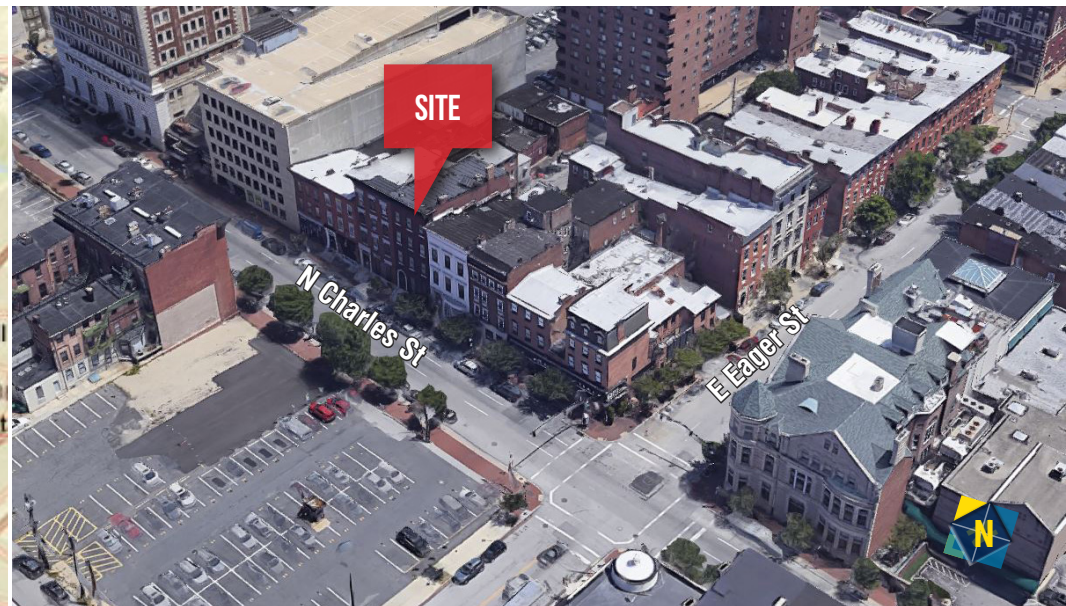
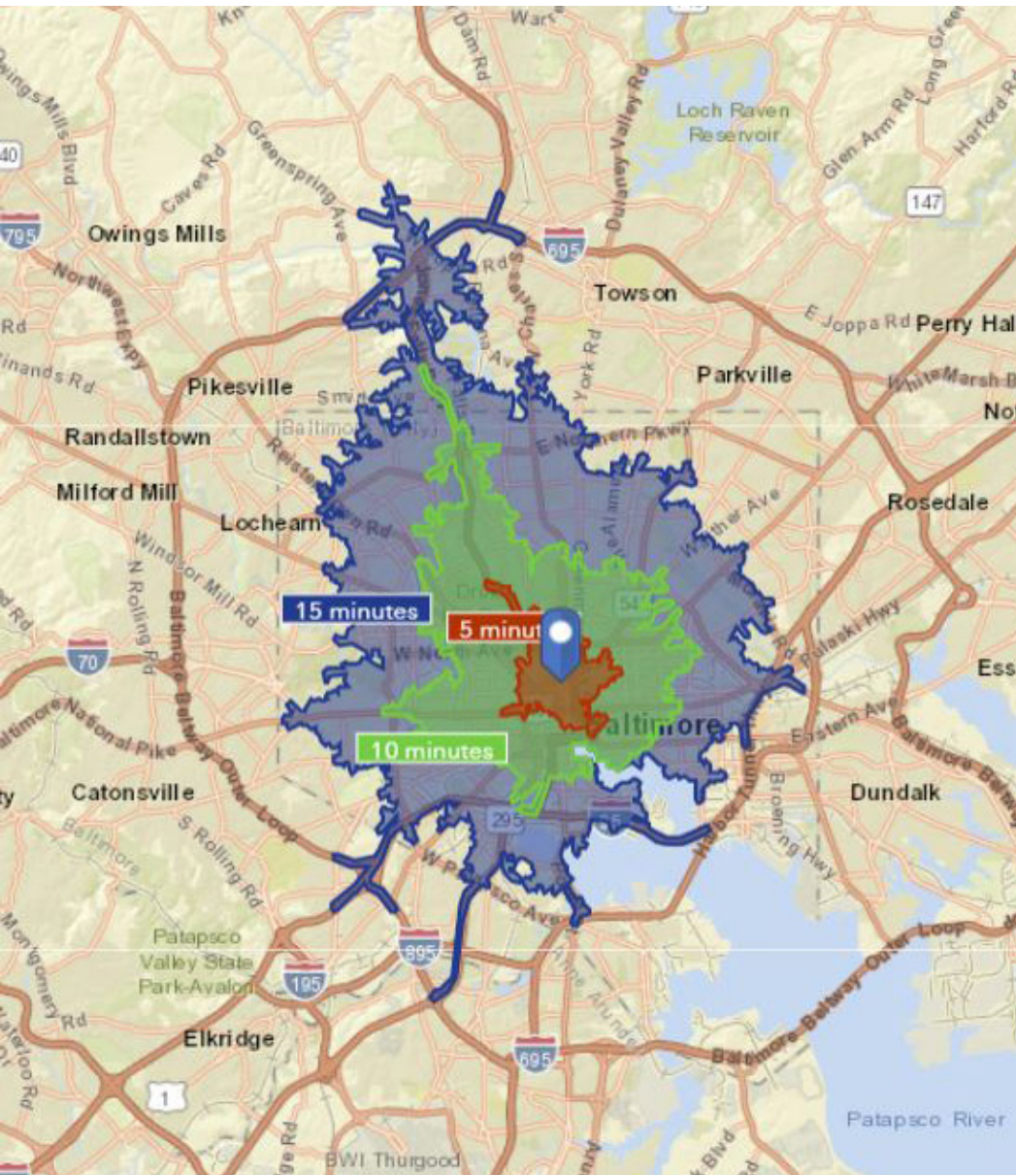
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# LOCATION

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



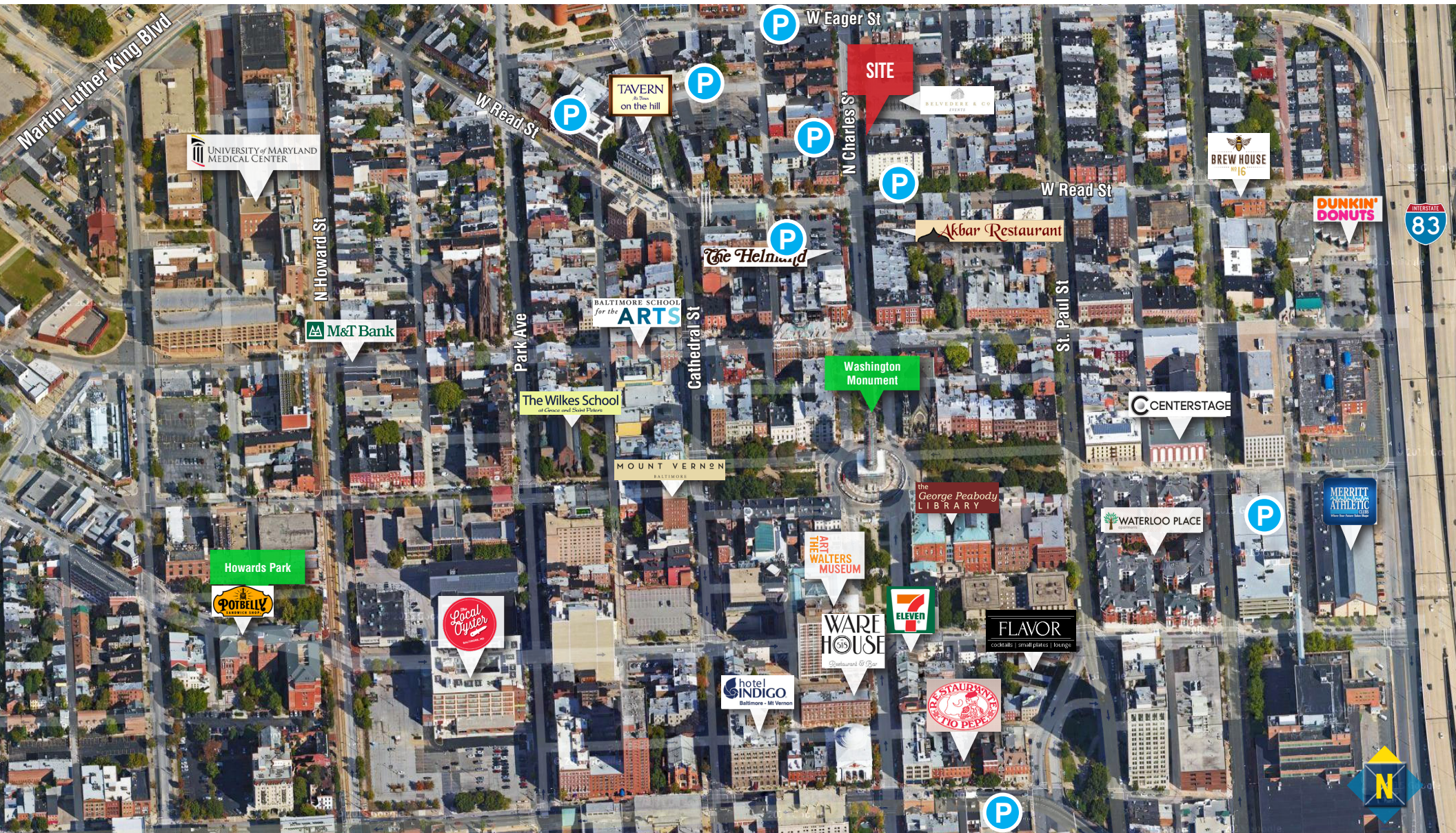


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# TRADE AREA

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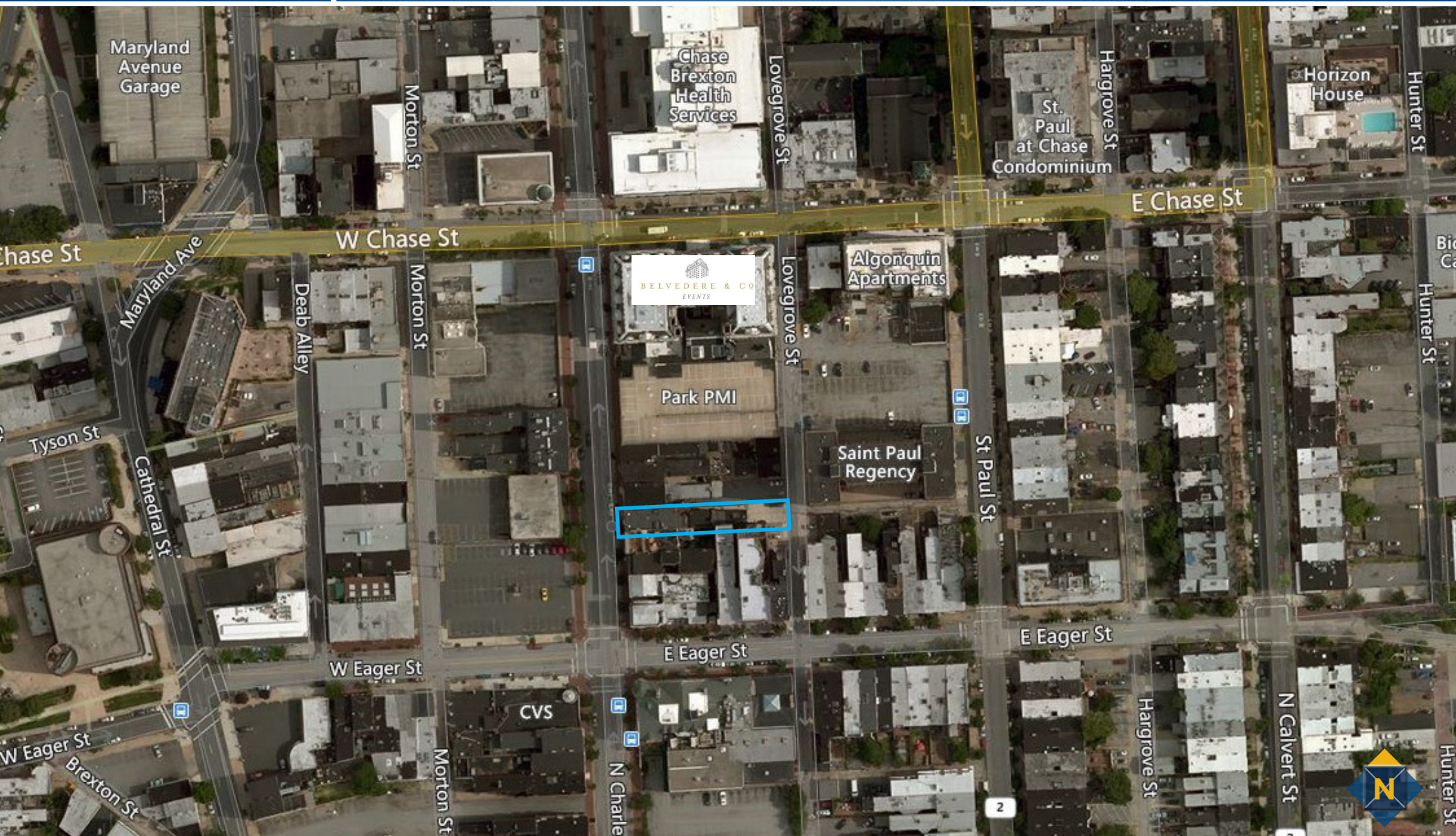


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# PARCELS

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# ZONING

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

**C-2 (COMMUNITY COMMERCIAL DISTRICT)**  
Baltimore City, MD

**C-2**

All Data

**OR-2**



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## BIRDSEYE

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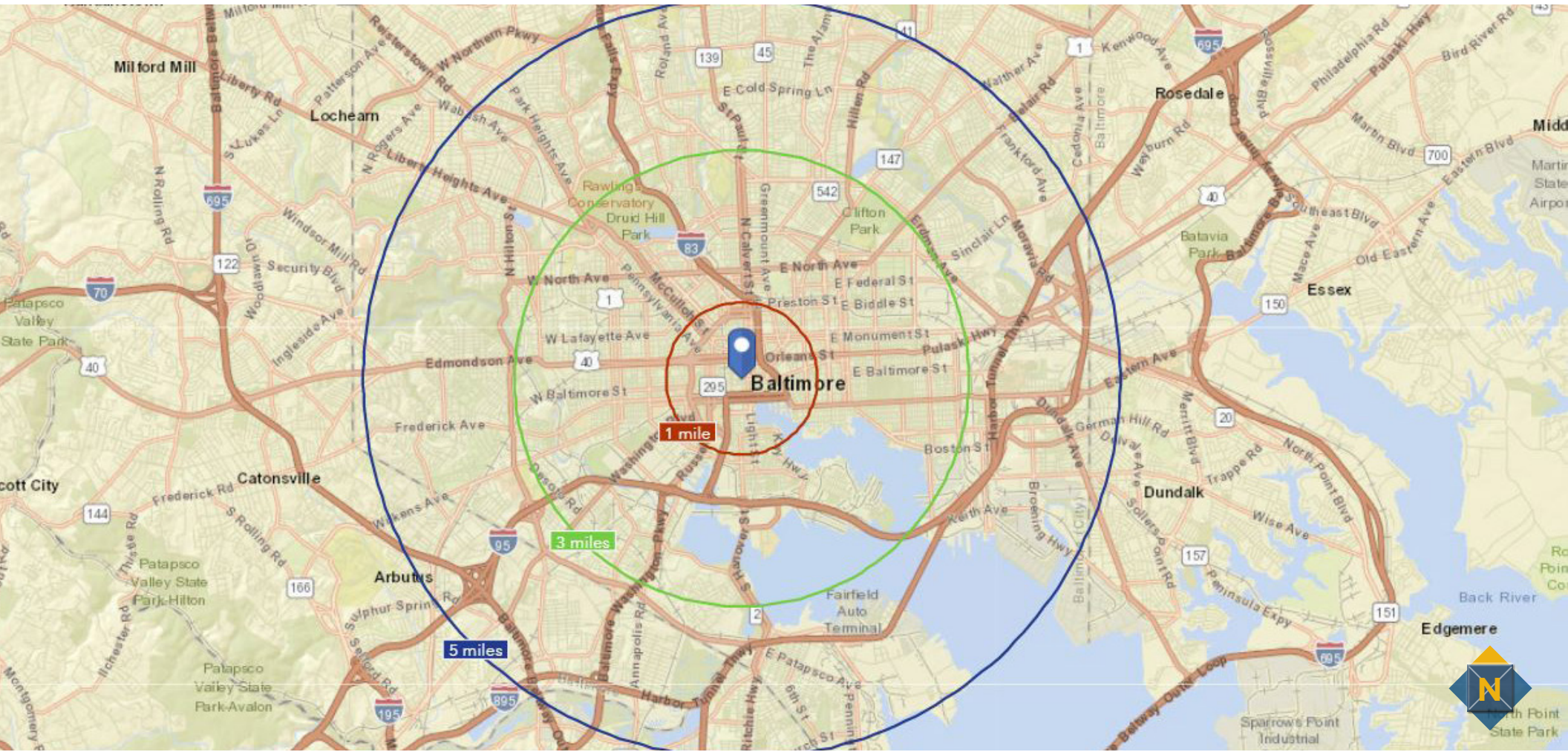
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# DEMOGRAPHICS

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



	RESIDENTIAL POPULATION	MEDIAN AGE	NO. OF HOUSEHOLDS	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
1 MILE	46,313	32.7	21,889	\$73,457	158,148
3 MILES	271,273	34.2	113,358	\$74,030	413,445
5 MILES	542,512	35.6	217,830	\$72,091	668,578



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## STREET VIEW

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201





# SDAT INFORMATION

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

View GroundRent Redemption					View GroundRent Registration					
<b>Special Tax Recapture: None</b>										
<b>Account Identifier:</b>		Ward - 11 Section - 12 Block - 0506 Lot - 005								
Owner Information										
<b>Owner Name:</b>		1009 N. CHARLES LLC			<b>Use:</b>		COMMERCIAL			
<b>Mailing Address:</b>		P.O. BOX 5258 TIMONIUM MD 21094-5258			<b>Principal Residence:</b>		NO			
					<b>Deed Reference:</b>		/01510/ 00460			
Location & Structure Information										
<b>Premises Address:</b>					1009 N CHARLES ST BALTIMORE 21201-5401			<b>Legal Description:</b>		25X184-3
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	
0011	0000	0000	11000.03	0000	12	0506	005	2020	<b>Plat Ref:</b>	
<b>Special Tax Areas:</b> None					<b>Town:</b>		None			
					<b>Ad Valorem:</b>		4			
					<b>Tax Class:</b>		None			
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>		
1900		7,616 SF				4,606 SF		63491		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>			
		OFFICE BUILDING	/	C4						
Value Information										
			<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>					
				As of	As of	As of				
				01/01/2020	07/01/2019	07/01/2020				
<b>Land:</b>			207,200	207,200						
<b>Improvements</b>			230,600	325,000						
<b>Total:</b>			437,800	532,200	437,800	469,267				
<b>Preferential Land:</b>			0			0				
Transfer Information										
<b>Seller:</b> ST.CLAIR, RITA				<b>Date:</b> 06/29/2001		<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> FMC /01510/ 00460		<b>Deed2:</b>				
<b>Seller:</b>				<b>Date:</b>		<b>Price:</b>				
<b>Type:</b>				<b>Deed1:</b>		<b>Deed2:</b>				
<b>Seller:</b>				<b>Date:</b>		<b>Price:</b>				
<b>Type:</b>				<b>Deed1:</b>		<b>Deed2:</b>				
Exemption Information										
<b>Partial Exempt Assessments:</b>			<b>Class</b>	07/01/2019		07/01/2020				
<b>County:</b>			000	0.00		0.00				
<b>State:</b>			000	0.00		0.00				
<b>Municipal:</b>			000	0.00 0.00		0.00 0.00				
<b>Special Tax Recapture: None</b>										
Homestead Application Information										
<b>Homestead Application Status:</b> No Application										
Homeowners' Tax Credit Application Information										
<b>Homeowners' Tax Credit Application Status:</b> No Application					<b>Date:</b>					

1. This screen allows you to search the Real Property database and display property records.  
 2. Click [here](#) for a glossary of terms.