

FOR SALE

 Baltimore City, Maryland

3101 NORTH CHARLES STREET- MEDICAL/OFFICE BUILDING

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218

AVAILABLE

3,439 ± sf

ZONING

R-10 (Permitted for medical/office space)

SALE PRICE

\$600,000

HIGHLIGHTS

- ▶ Ideal location next to the JHU campus, Union Memorial Hospital, and the BMA
- ▶ Existing medical office building with surgery room
- ▶ 5 parking spaces with direct access into the building
- ▶ Potential redevelopment site
- ▶ Sprinkler system
- ▶ Operating room with clean room and recovery room
- ▶ Safe area patrolled by JHU security
- ▶ Backup generator



**ADDITIONAL
INFORMATION
AVAILABLE UPON
REQUEST.**



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3101 NORTH CHARLES STREET

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Address:	3101 North Charles Street Baltimore, Maryland 21218 Ward 12, Section 19, Block 3862, Lot 001
Zoning:	R-10 Residential - Permit allows for medical office use
Max. Building Height:	35' - 45'
FAR:	6.0
Set Backs Minimum:	Front - None Front, detached or semi-detached - > 20' or blockface average Interior Side - 10' (Rowhouse - none) Street Corner side - 15' (Rowhouse - none) Rear - 10'
Lot Size:	6,488 square feet; 42'6" x 152'3"
Building Size:	Approximately 3,439 square feet - basement not included
Year Built:	1955
Current Use:	Medical Office Building
7/1/2017 Assessed Value:	\$302,200
Parking:	5 spaces
Ground Rent:	None
Property Tax:	\$7,131.92 (July 1, 2017 - June 30, 2018)
Comments:	2-story masonry and wood medical office building. There are 3 entrances to the first floor with front, side, and direct access from the rear parking spaces. There are 2 offices, reception area, 2 bathrooms, exam room, operating room, clean room, and recovery room on the first floor. The 2nd floor has two large rooms, a full kitchen and full bath, an office area, and a large storage closet. This floor can be used as an apartment or office space.

FOR SALE

Baltimore City, Maryland

PHOTOS

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218

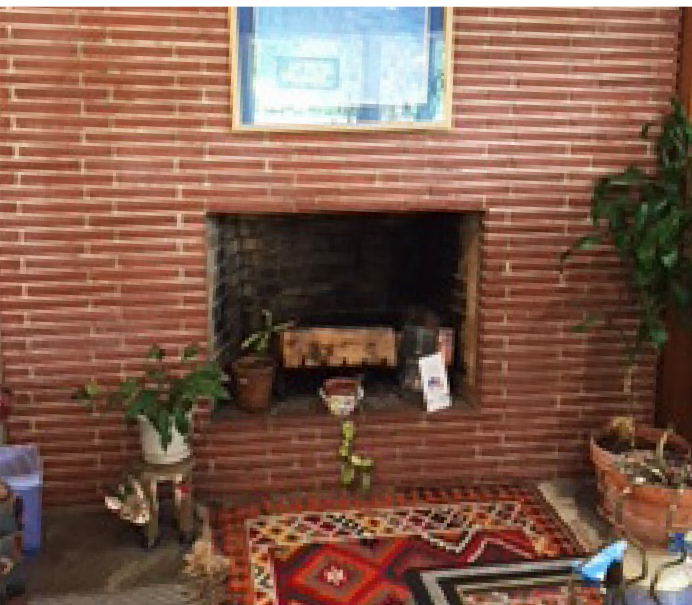


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PHOTOS

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218



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Baltimore City, Maryland

BIRDSEYE

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

James R. Grieves | *Vice President*

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

☎ 443.573.3202

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FOR SALE



Baltimore City, Maryland

TRADE AREA

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218



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ZONING

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218

R-10 (PERMIT ALLOWS FOR MEDICAL/OFFICE SPACE)

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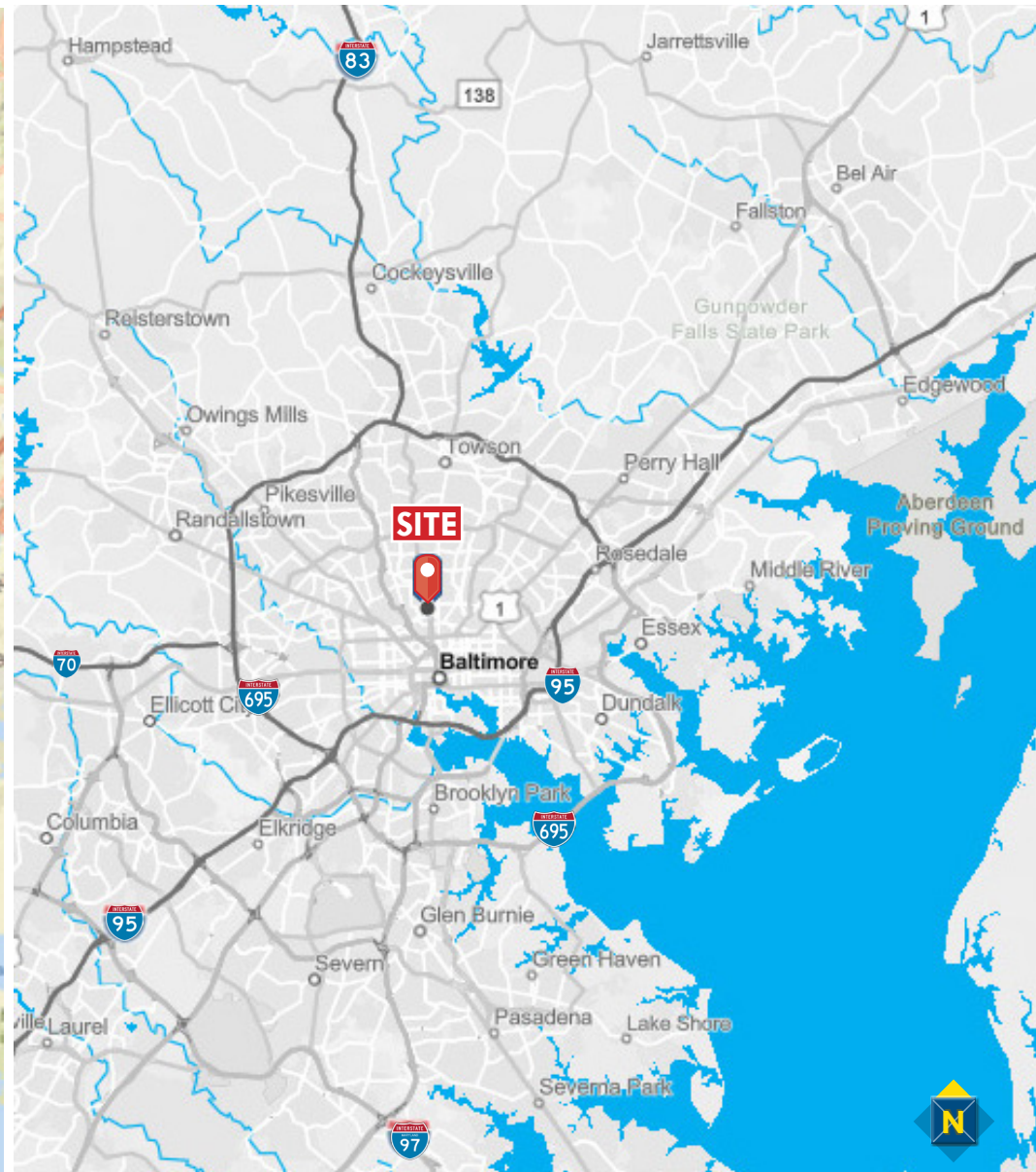
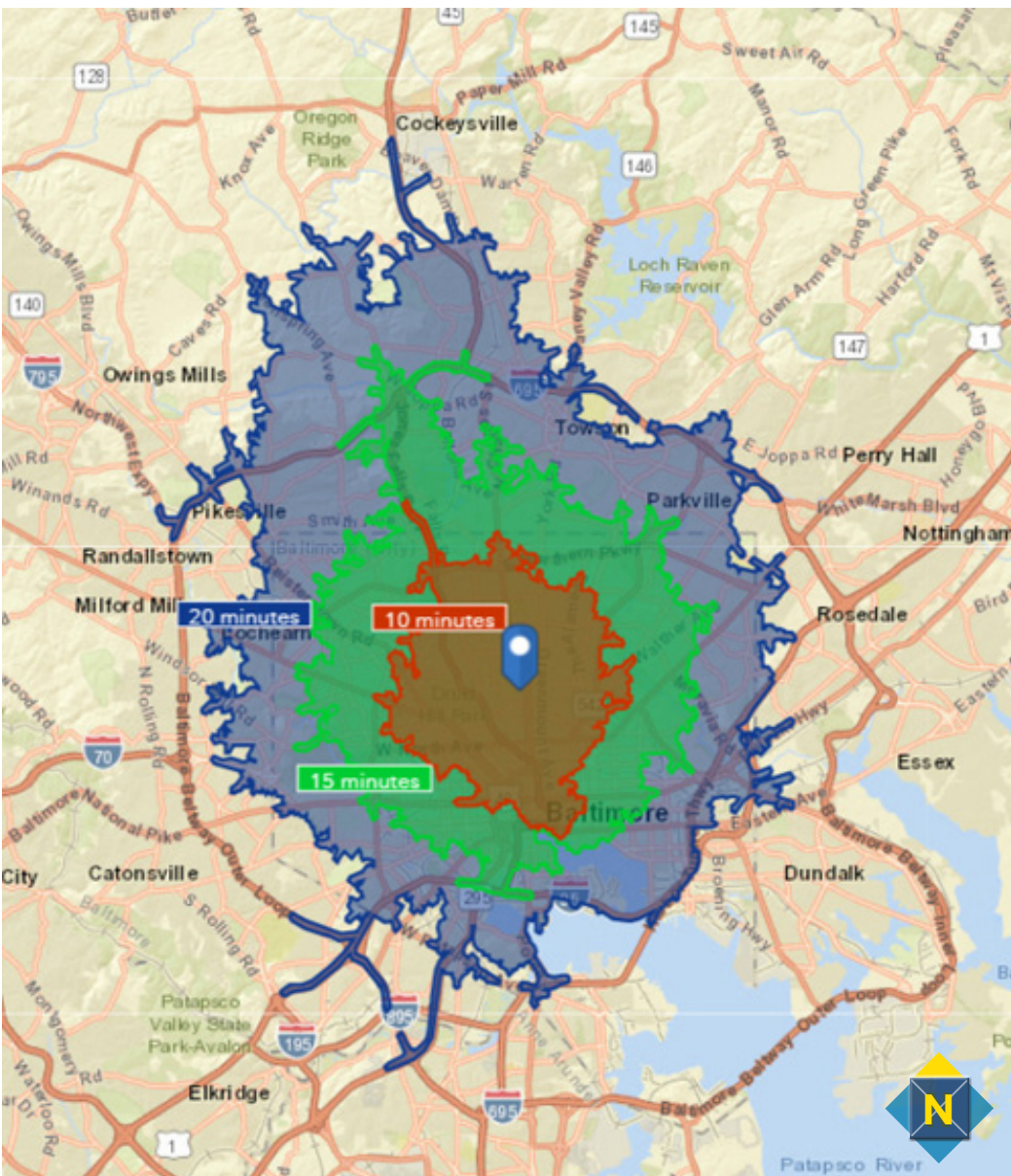
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LOCATION

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Baltimore City, Maryland

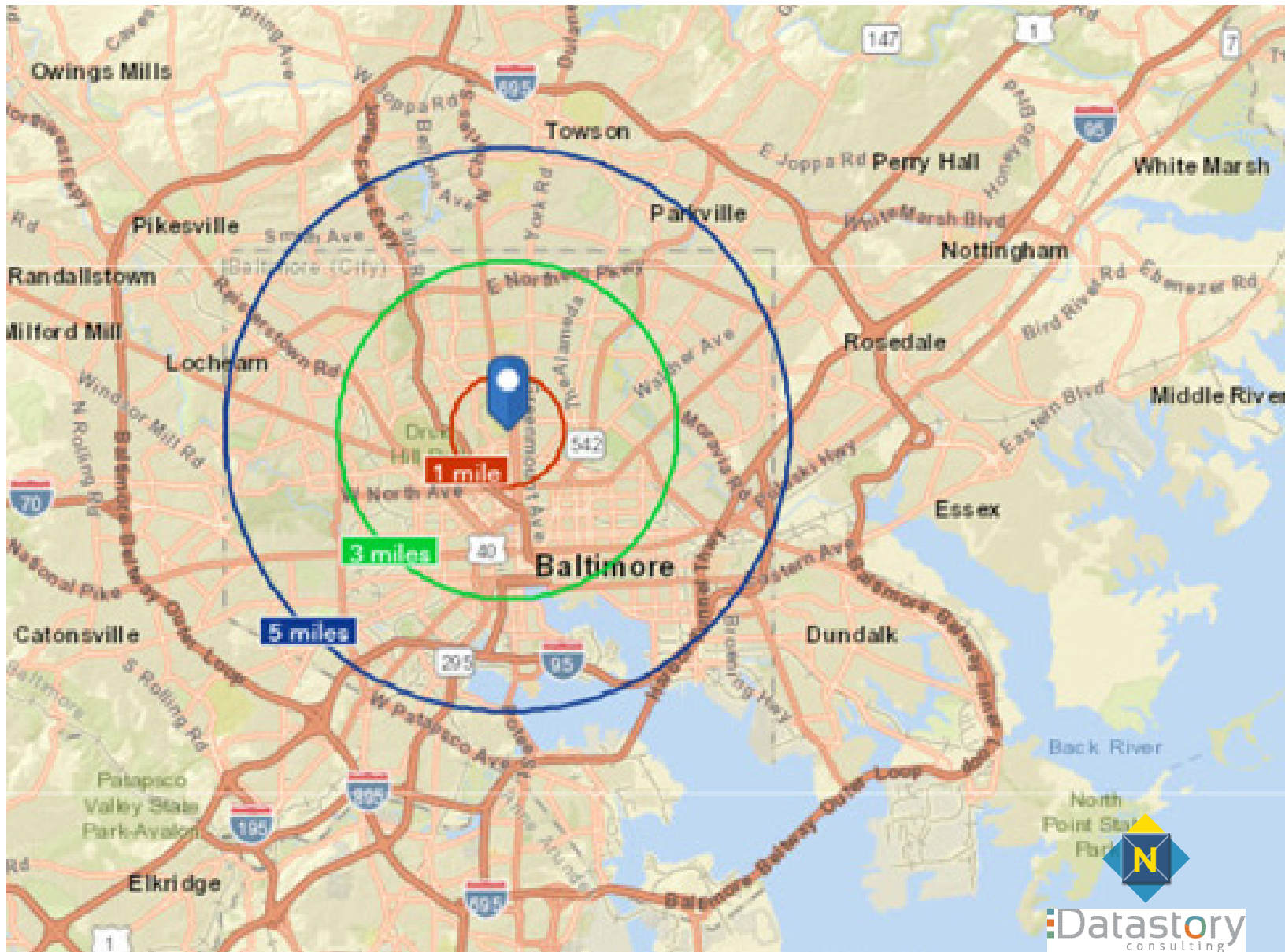
DEMOGRAPHICS

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218

DEMOGRAPHICS

1 mile	3 miles	5 miles
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 Total Population	38,522	294,608	613,179
 Male Population	19,025	139,732	289,222
 Female Population	19,497	154,876	323,957
 Number of Households	17,495	117,824	245,765
 Average Household Size	1.99	2.31	2.37
 Median Age	33.2	34.9	35.6
 Average Household Income	\$66,978	\$58,604	\$65,661
 Daytime Employees	29,281	200,954	336,048



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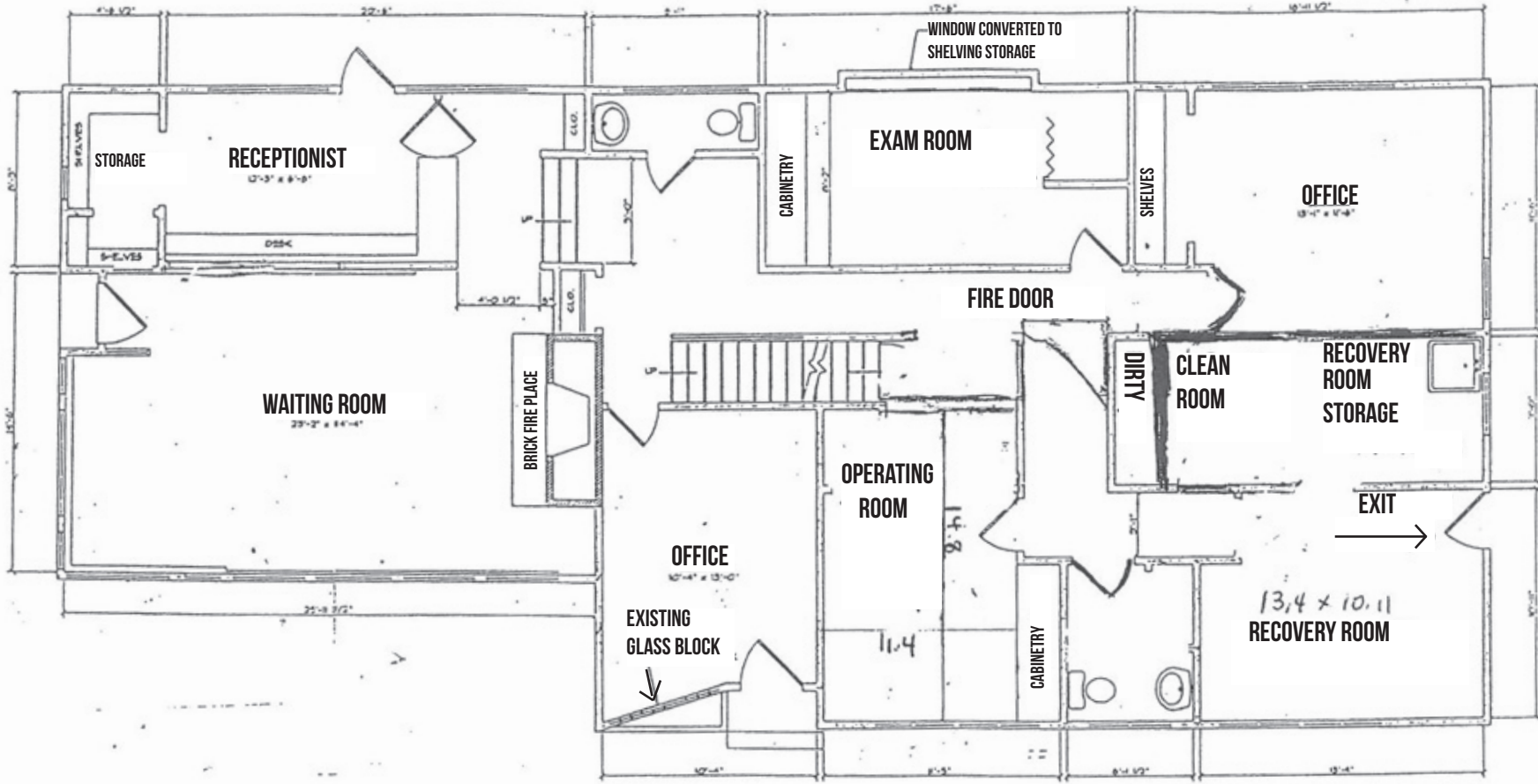
Baltimore City, Maryland

FIRST FLOOR PLAN

3101 N CHARLES STREET | BALTIMORE, MARYLAND 21218

NORTH CHARLES STREET

5 PARKING SPACES



EAST 31ST STREET

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SITE PLAN

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