

# FOR SALE

Baltimore City, Maryland

# BROWN MEMORIAL WOODBROOK UNITED PRESBYTERIAN CHURCH

6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212

## AVAILABLE

40,657 sf

## LOT SIZE

7.008 Acres

## ZONING

DR-1

## SALE PRICE

Negotiable

## HIGHLIGHTS

- ▶ Ideal location with existing church and sanctuary
- ▶ Existing school building
- ▶ 122 surface parking spaces
- ▶ Valuable excess land next to the Elkridge Club
- ▶ In place income from existing tenants



**DETAILED  
OFFERING  
MEMORANDUM  
AVAILABLE UPON  
REQUEST.**



# FOR SALE

 Baltimore City, Maryland

# PROPERTY DESCRIPTION

**BROWN MEMORIAL CHURCH | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212**

<b>Address:</b>	6200 North Charles Street Baltimore, Maryland 21212 Map 0079, Grid 0006, Parcel 0006, Subdivision 0000
<b>Zoning:</b>	DR1
<b>Maximum Building Height:</b>	50 feet
<b>Set Backs:</b>	Front - 25 feet To Building Side - 30 feet To Street Side - 25 feet Rear - 30 feet
<b>Lot Size:</b>	305,267 square feet, 7.0079 acres
<b>Building Size (All):</b>	Approximately 44,004 square feet (based on appraisal)
<b>Year Built:</b>	1960 and 1994
<b>Current Use:</b>	Church and School
<b>Parking:</b>	107 - 122 spaces
<b>Property Tax:</b>	Tax Exempt
<b>Zoning:</b>	<ul style="list-style-type: none"><li>• Single family, semi-detached and duplex allowed by zoning</li><li>• Zoning will allow for 1 lot per acre</li><li>• Churches, hospitals, family child care, and assisted living (Class A) allowed by zoning</li><li>• Special uses permitted by special exception are: convalescent homes, community buildings, Class B (up to 40 children) group child care, assisted living facilities (Class B new or modified buildings), professional offices in the home (Max 25% of floor area)</li></ul>

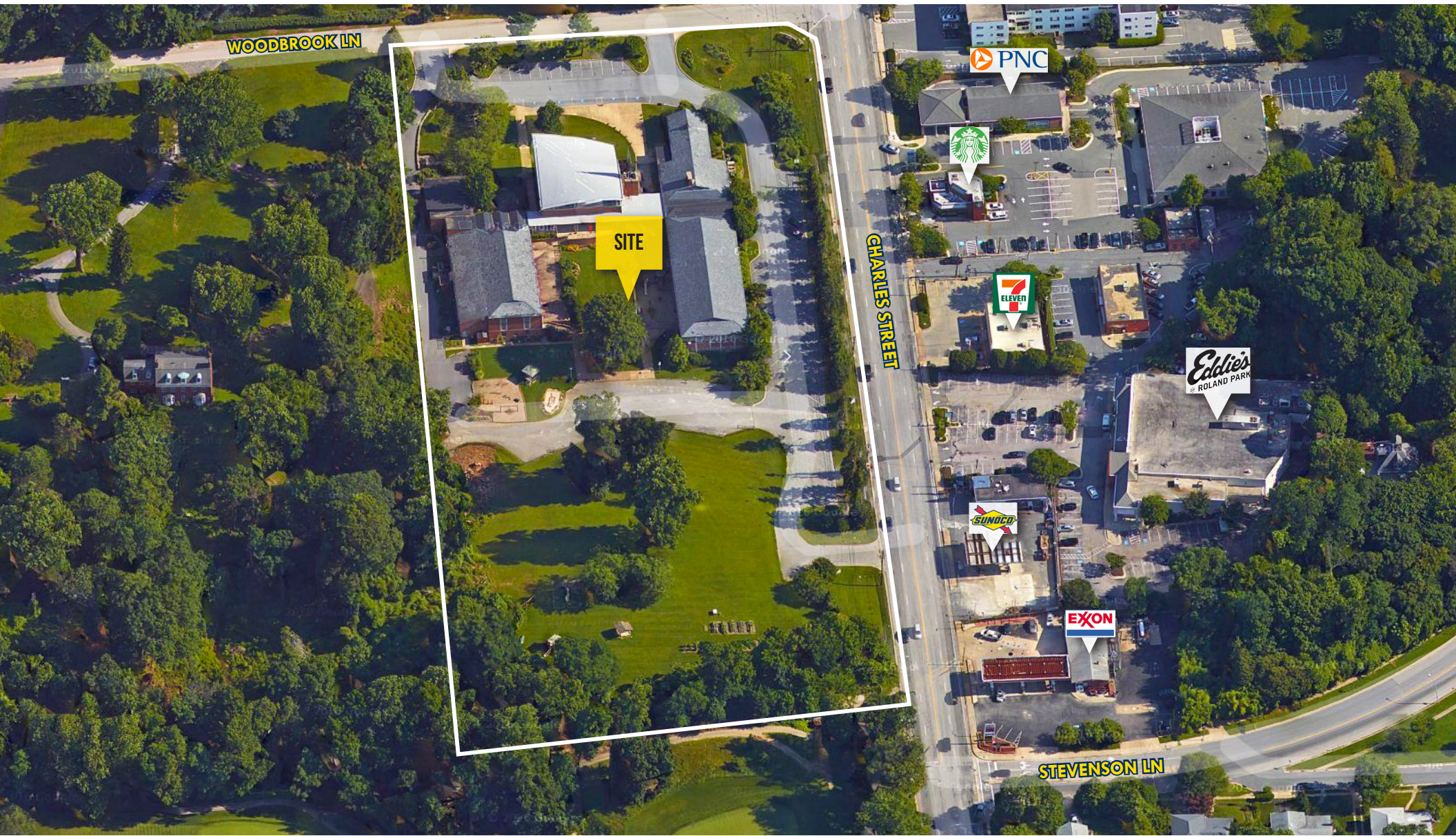


# FOR SALE

Baltimore City, Maryland

# BIRDSEYE

BROWN MEMORIAL CHURCH | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Jim Grievess** | Vice President  
☎ 443.573.3202 ✉ [jgrievess@mackenziecommercial.com](mailto:jgrievess@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)

**Bill Whitty** | Senior Vice President & Principal  
☎ 410.494.4862 ✉ [bwhitty@mackenziecommercial.com](mailto:bwhitty@mackenziecommercial.com)

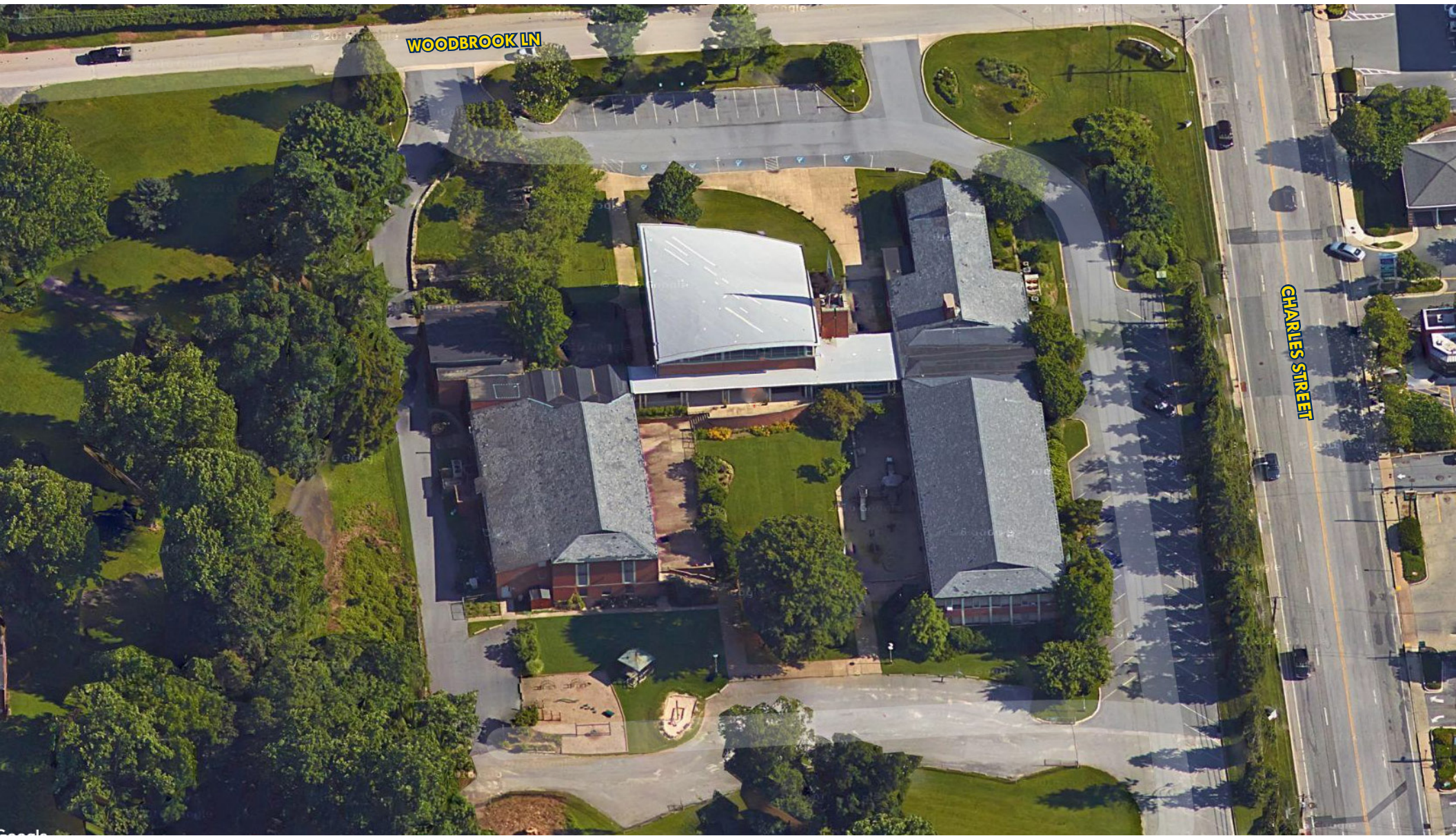


# FOR SALE

 Baltimore City, Maryland

# BIRDSEYE

**BROWN MEMORIAL CHURCH** | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Jim Grievs** | *Vice President*  
☎ 443.573.3202 ✉ [jgrievs@mackenziecommercial.com](mailto:jgrievs@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)

**Bill Whitty** | *Senior Vice President & Principal*  
☎ 410.494.4862 ✉ [bwhitty@mackenziecommercial.com](mailto:bwhitty@mackenziecommercial.com)

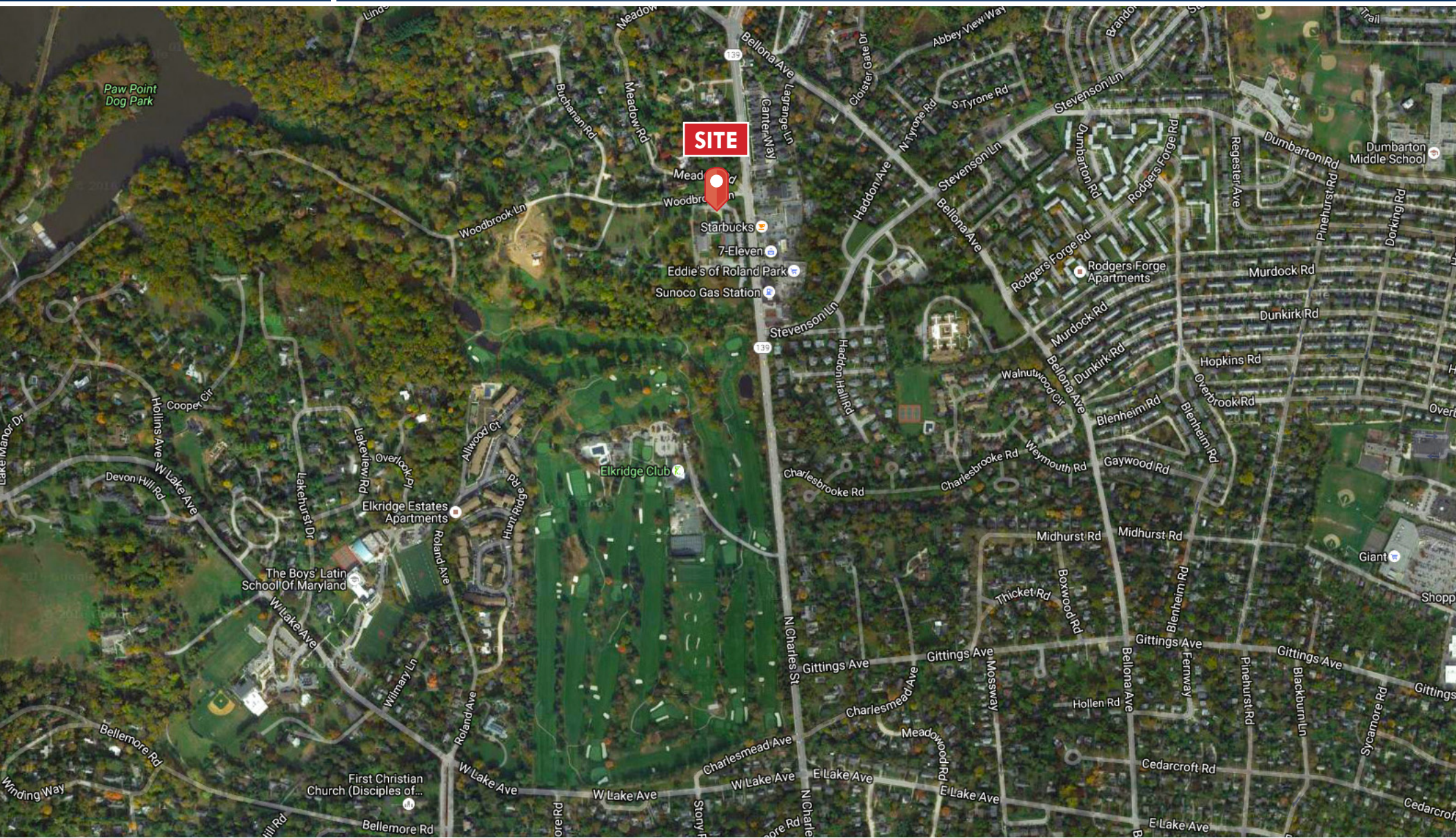


# FOR SALE

Baltimore City, Maryland

# TRADE AREA

**BROWN MEMORIAL CHURCH** | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212



COMMERCIAL REAL ESTATE SERVICES, LLC

**Jim Grievs** | *Vice President*

☎ 443.573.3202 ✉ [jgrievs@mackenziecommercial.com](mailto:jgrievs@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)

**Bill Whitty** | *Senior Vice President & Principal*

☎ 410.494.4862 ✉ [bwhitty@mackenziecommercial.com](mailto:bwhitty@mackenziecommercial.com)



# FOR SALE

Baltimore City, Maryland

# ZONING

BROWN MEMORIAL CHURCH | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212

ZONING: DR-1 (DENSITY RESIDENTIAL)



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Jim Grieves** | *Vice President*  
☎ 443.573.3202 ✉ [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)

**Bill Whitty** | *Senior Vice President & Principal*  
☎ 410.494.4862 ✉ [bwhitty@mackenziecommercial.com](mailto:bwhitty@mackenziecommercial.com)



# FOR SALE

Baltimore City, Maryland

# LOCATION / DEMOGRAPHICS

**BROWN MEMORIAL CHURCH | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212**

## DEMOGRAPHICS

**1 mile    3 miles    5 miles**



**Total Population**

**10,993    152,003    428,411**



**Male Population**

**5,118    69,392    198,673**



**Female Population**

**5,875    82,611    229,738**



**Number of Households**

**4,386    60,652    170,552**



**Average Household Size**

**2.45    2.27    2.37**



**Median Age**

**41.7    37.2    38.3**



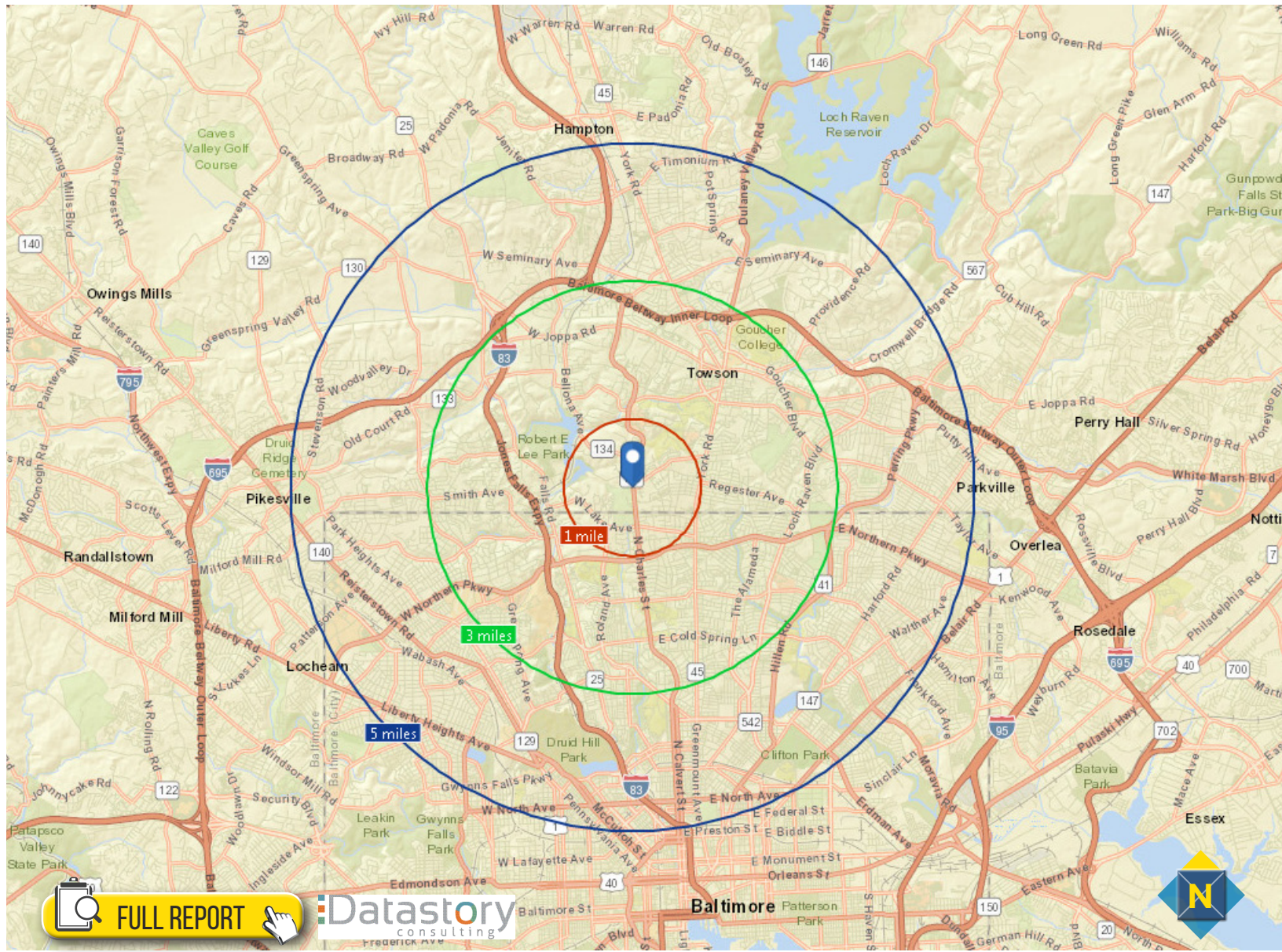
**Average Household Income**

**\$136,264    \$92,328    \$198,224**



**Daytime Employees**

**9,084    87,334    206,610**



**FULL REPORT**

**Datastory**  
consulting

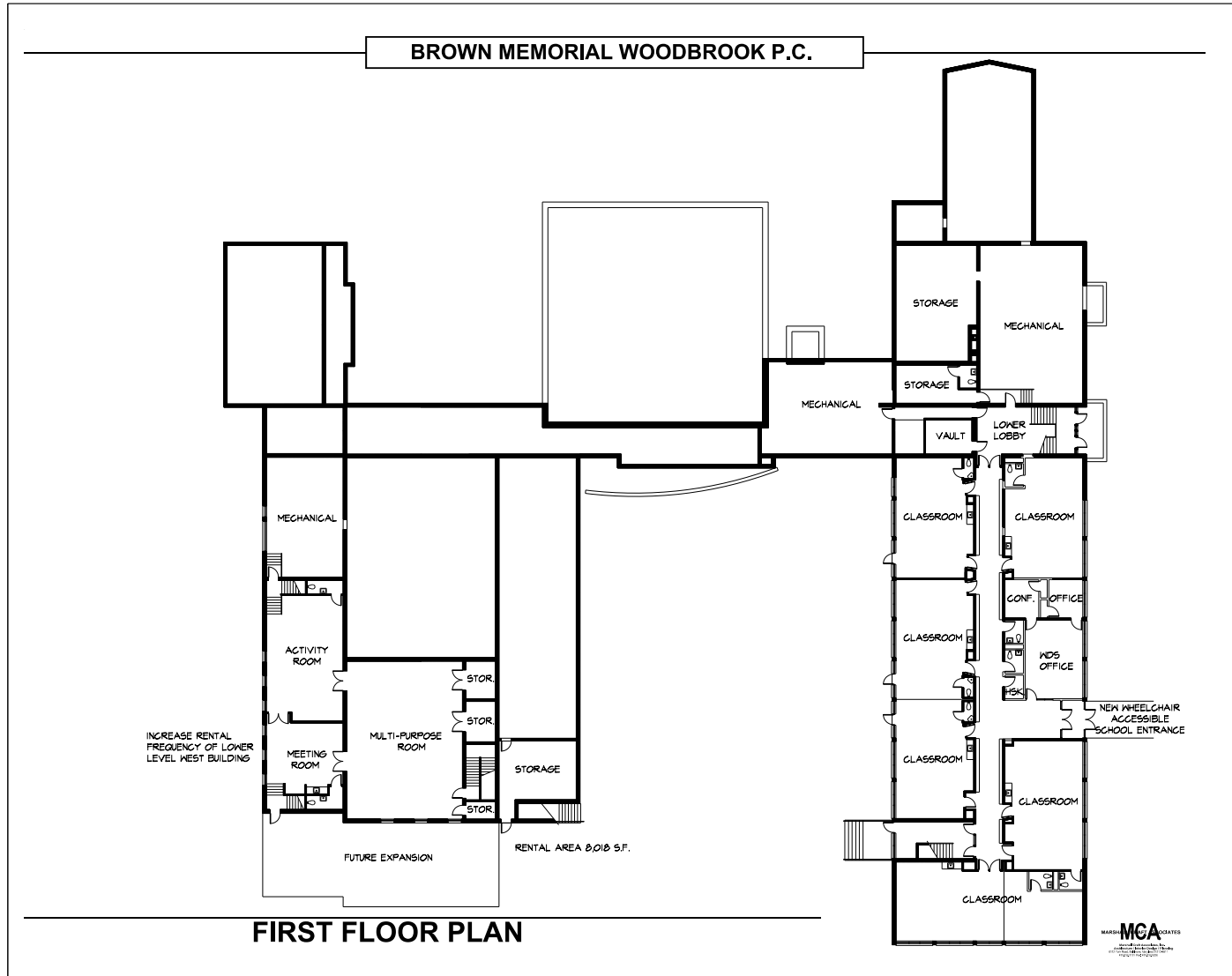


# FOR SALE

Baltimore City, Maryland

# FIRST FLOOR PLAN

BROWN MEMORIAL CHURCH | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212



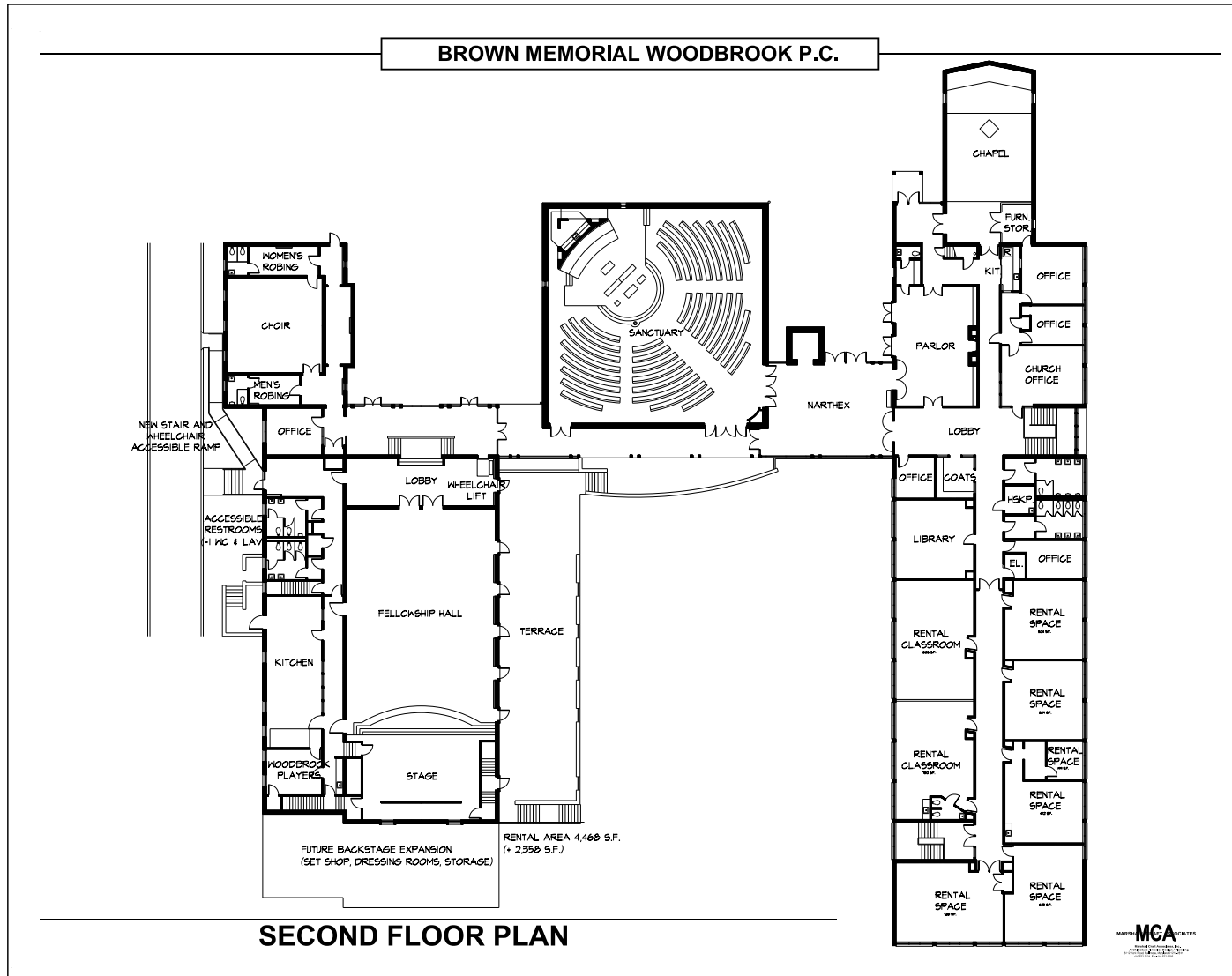


# FOR SALE

Baltimore City, Maryland

## SECOND FLOOR PLAN

BROWN MEMORIAL CHURCH | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212





# FOR SALE

Baltimore City, Maryland

# SITE PLAN

**BROWN MEMORIAL CHURCH** | 6200 N. CHARLES STREET | BALTIMORE, MARYLAND, 21212

