

FOR SALE

Baltimore City, Maryland

4 UNIT APARTMENT BUILDING FOR SALE

6 NORTH BROADWAY | BALTIMORE, MARYLAND 21231

PRICE REDUCTION!

BUILDING SIZE

6,600 sf

LOT SIZE

5,522 sf

REDEVELOPMENT OPPORTUNITY

Ability to add units on the lot

SALE PRICE

\$495,000

ZONING

B-2-3

PARKING

4 spaces

NET OPERATING INCOME

\$30,887

CAP RATE

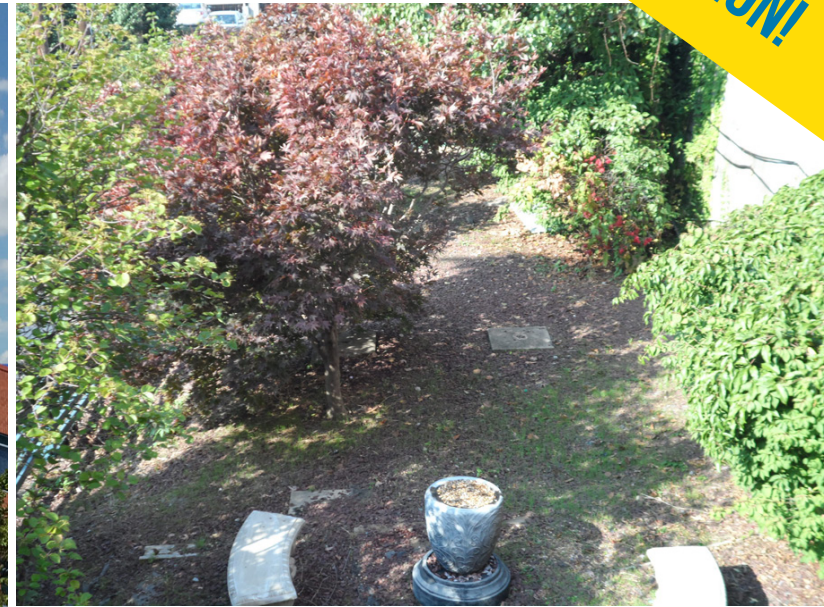
6.24%

PROJECTED NET OPERATING INCOME

\$47,687

PROJECTED CAP RATE

9.63%



STREET VIEW

FOR SALE

 Baltimore City, Maryland

OFFICE HIGHLIGHTS

6 NORTH BROADWAY | BALTIMORE, MARYLAND 21231

HIGHLIGHTS

1st Floor - 1,300 sf

Reception Area

26'5" x 14'10"

10'7" ceiling height

Hardwood floors

Large floor to ceiling windows

Fire Place

Offices

14' x 9'

15'5" x 11'

15'8" x 20'10"

Kitchenette

Bathroom

Access to rear deck

One parking space



FOR SALE

Baltimore City, Maryland

PHOTOS

6 NORTH BROADWAY | BALTIMORE, MARYLAND 21231



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

James R. Grieves | *Vice President*

☎ 443.573.3202

✉ jgrieves@mackenziecommercial.com

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

FOR SALE

Baltimore City, Maryland

BIRDSEYE

6 N BROADWAY | BALTIMORE, MARYLAND 21231

HIGHLIGHTS

- Renovated in 2000
- 6,600 sf, 4-story investment property with 1st floor office space and apartments on the ground level, 2nd and 3rd floors
- Ground level apartment - private entrance at street level. 2 BR's, 1.5 bathrooms, kitchen, large living room/dining room. Direct access to outdoor patio and garden, 1 parking space included
- 1st floor office space - signage available. High ceilings and hardwood floors, access to outdoor deck overlooking garden, 1 parking space included
- 2nd floor apartment - 2 BR's, 2 bathrooms, kitchen, large living room/dining room, direct access to outdoor deck overlooking garden, 1 parking space included
- 3rd floor apartment - 2 BR's, 2 bathrooms, kitchen, large living room/dining room, 1 parking space included
- All apartments include washer/dryer, dishwasher, stove/oven, microwave and double sink



FOR SALE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS

6 NORTH BROADWAY | BALTIMORE, MARYLAND 21231

DEMOGRAPHICS

1 mi. 3 mi. 5 mi.



Population

44,615 256,129 545,976



No. Households

18,006 107,823 218,522



Avg. HH Income

\$65,438 \$54,701 \$55,364

RETAIL EXPENDITURES

1 mi. 3 mi. 5 mi.



Furniture + Home

\$950 \$782 \$800



Entertainment & Recreation

\$2,767 \$2,334 \$2,380



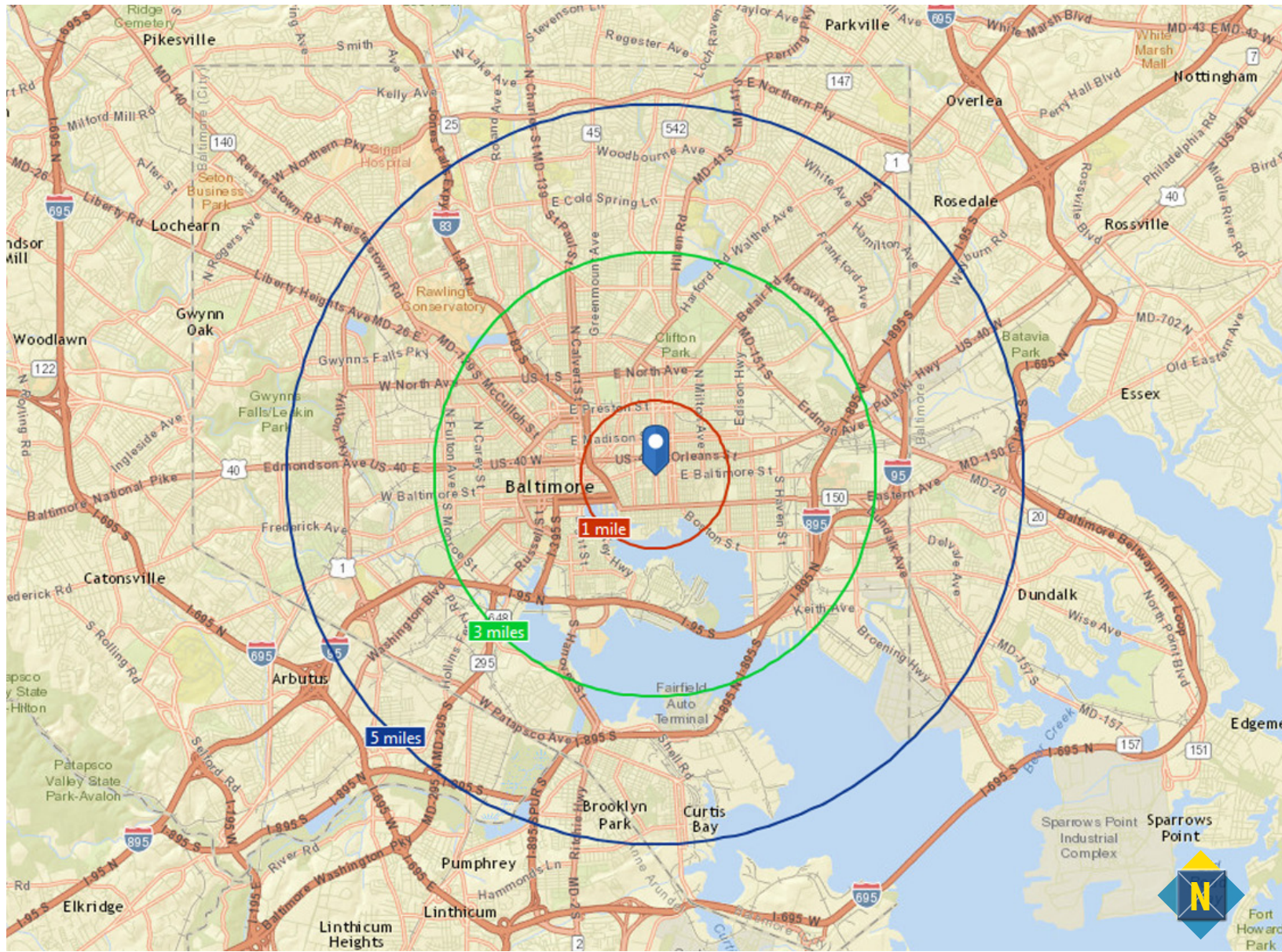
Fashion & Clothing

\$2,200 \$1,799 \$1,782



Food & Drink

\$7,831 \$6,477 \$6,458

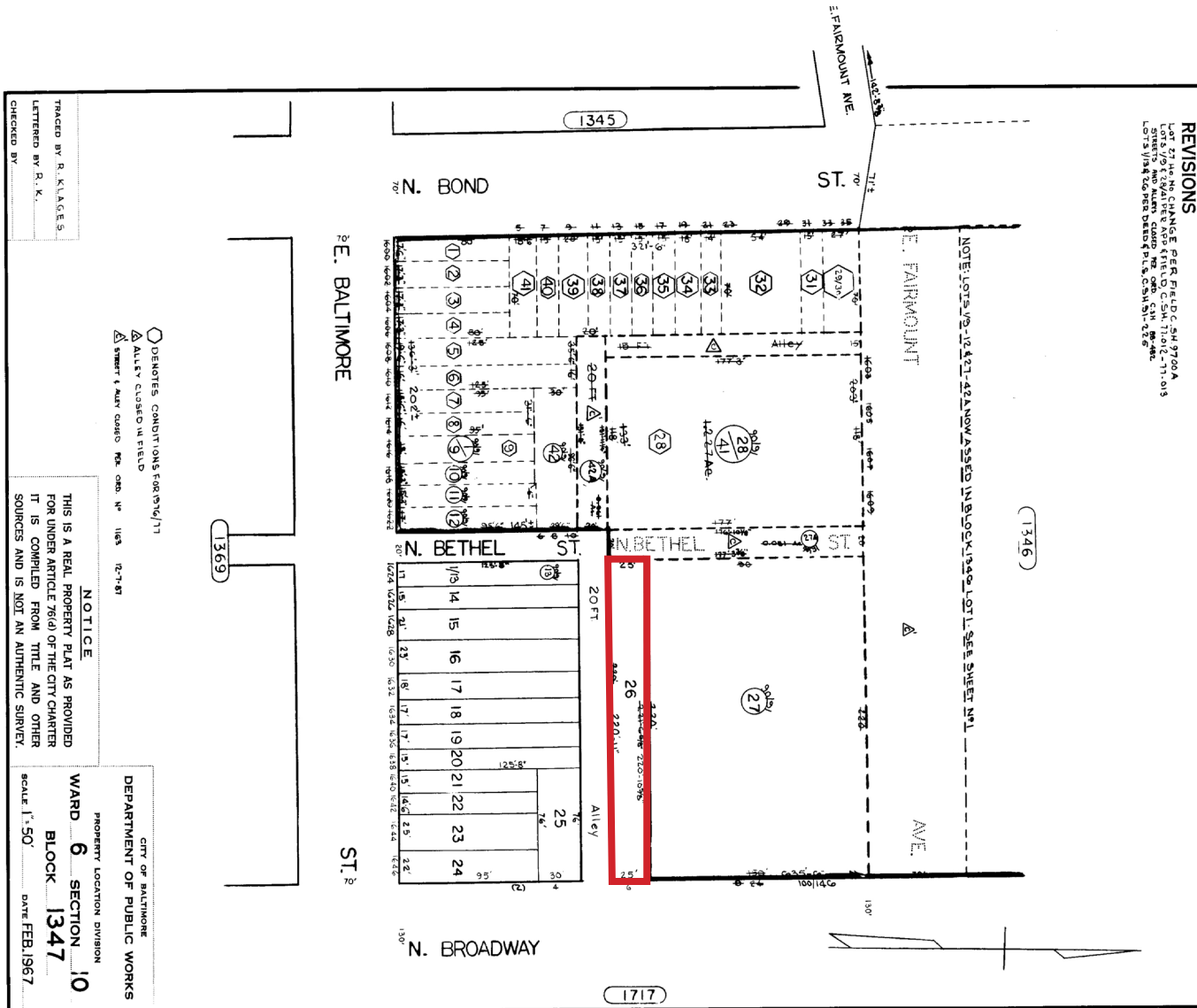


FOR SALE

Baltimore City, Maryland

SITE PLAN

6 NORTH BROADWAY | BALTIMORE, MARYLAND 21231



FOR SALE

Baltimore City, Maryland

ANNUAL EXPENSES

6 NORTH BROADWAY | BALTIMORE, MARYLAND 21231

Income Unit	Size	Lease Expiration	Security Deposit	Annual Rent
Office - 1st floor	1,300 sf	Vacant	NA	\$16,800 (projected)
Apartment A - 2nd floor	2 bedrooms/2 baths	June 30, 2017	\$1,500	\$18,000
Apartment B - 3rd floor	2 bedrooms/2 baths	March 31, 2017	\$1,400	\$16,800
Apartment C - Ground Floor	2 bedrooms/1.5 baths	August 31, 2017	\$1,200	\$14,400
Total Rent				\$49,200
Expenses				(\$18,313)
Net Operating Income				\$30,887
Projected Net Operating Income				\$47,687

2016 Expenses	
Real Estate Taxes	\$6,145
Cleaning, Maintenance & Repairs	\$3,434
Insurance & Fire Protection	\$3,356
Baltimore City Water	\$3,020
Vacancy BGE	\$2,358
Total	\$18,313

- The landlord is responsible for the payment of the water and sewer
- The tenant is responsible for the payment of electricity, internet, telephone, natural gas and heating

NOTE: Expenses were provided by the landlord. Landlord does not guarantee the accuracy of these expenses. All numbers are rounded up.