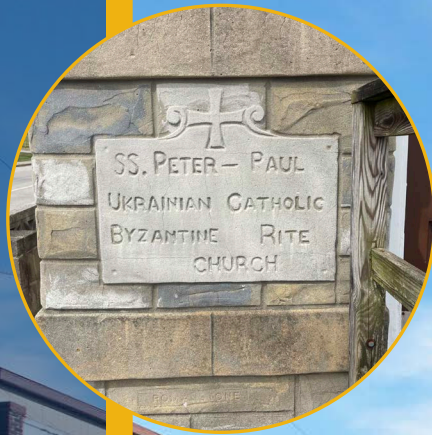




CHURCH & RECTORY BUILDINGS

1506 CHURCH STREET | BALTIMORE, MD (CURTIS BAY)

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Beautiful, near turn-key church in excellent condition with a separate rectory building
- Former Ukrainian Catholic Church (operating until mid-March 2024)
- Detached 3-story rectory is ideal for clergy/staff housing, a daycare facility, or apartments
- 2nd generation commercial kitchen for on-site catering and events
- 5-7 min. drive to major highways and freeways (Rt. 2/Ritchie Hwy, I-695, I-95, I-895)
- Perfect for any religious organization looking for a new home with minimal renovations

TOTAL SF:

5,600 SF ± (2 BUILDINGS)

LOT SIZE:

.213 ACRES ±

SEATING CAPACITY:

150 PERSONS ±

ZONING:

R-6 (GARDEN ROWHOUSE RESIDENTIAL DIST.)

RENTAL RATE:

\$5,500/MO. + UTILITIES

SALE PRICE:

\$500,000



**CHURCH
BUILDING:**
2,500 SF ±

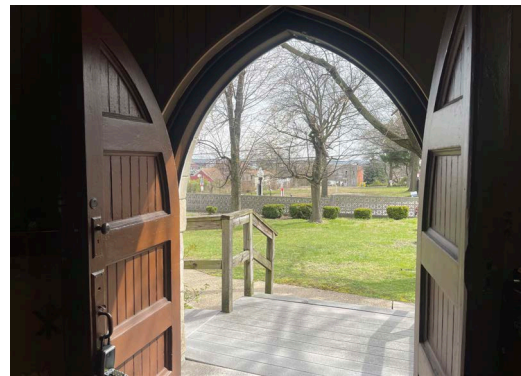
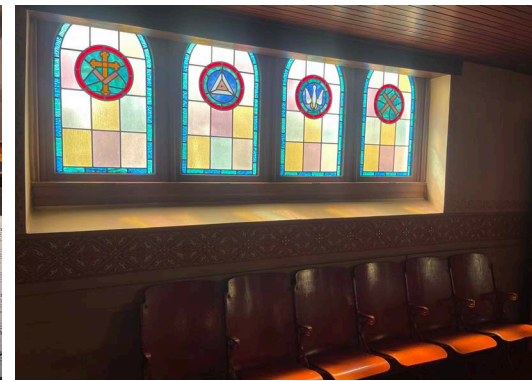
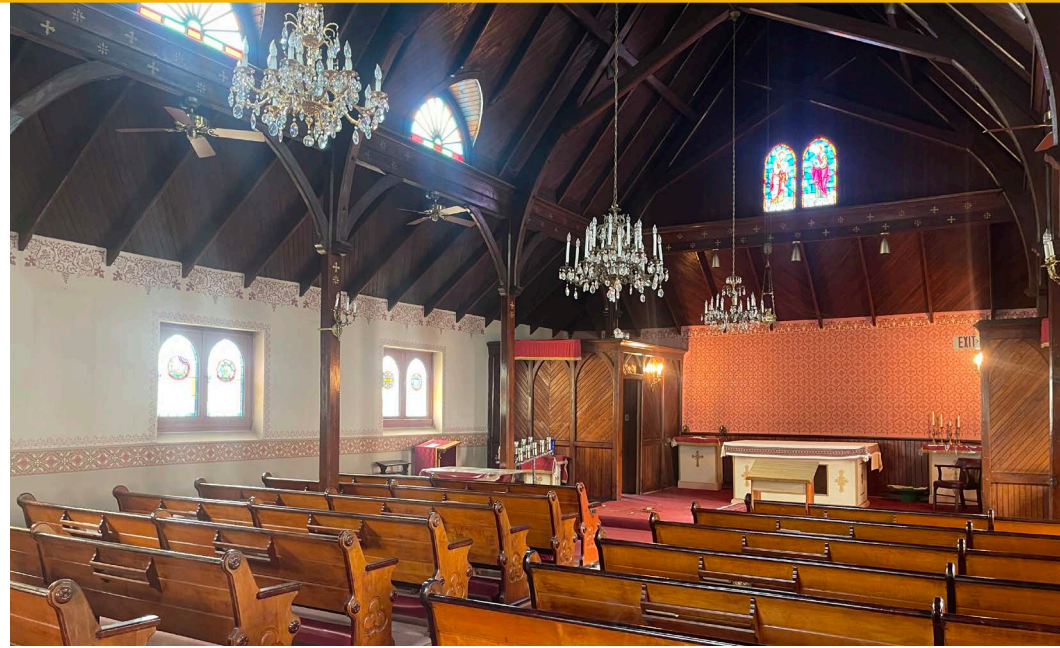


**RECTORY
BUILDING:**
3,100 SF ±



GOOGLE STREET VIEW

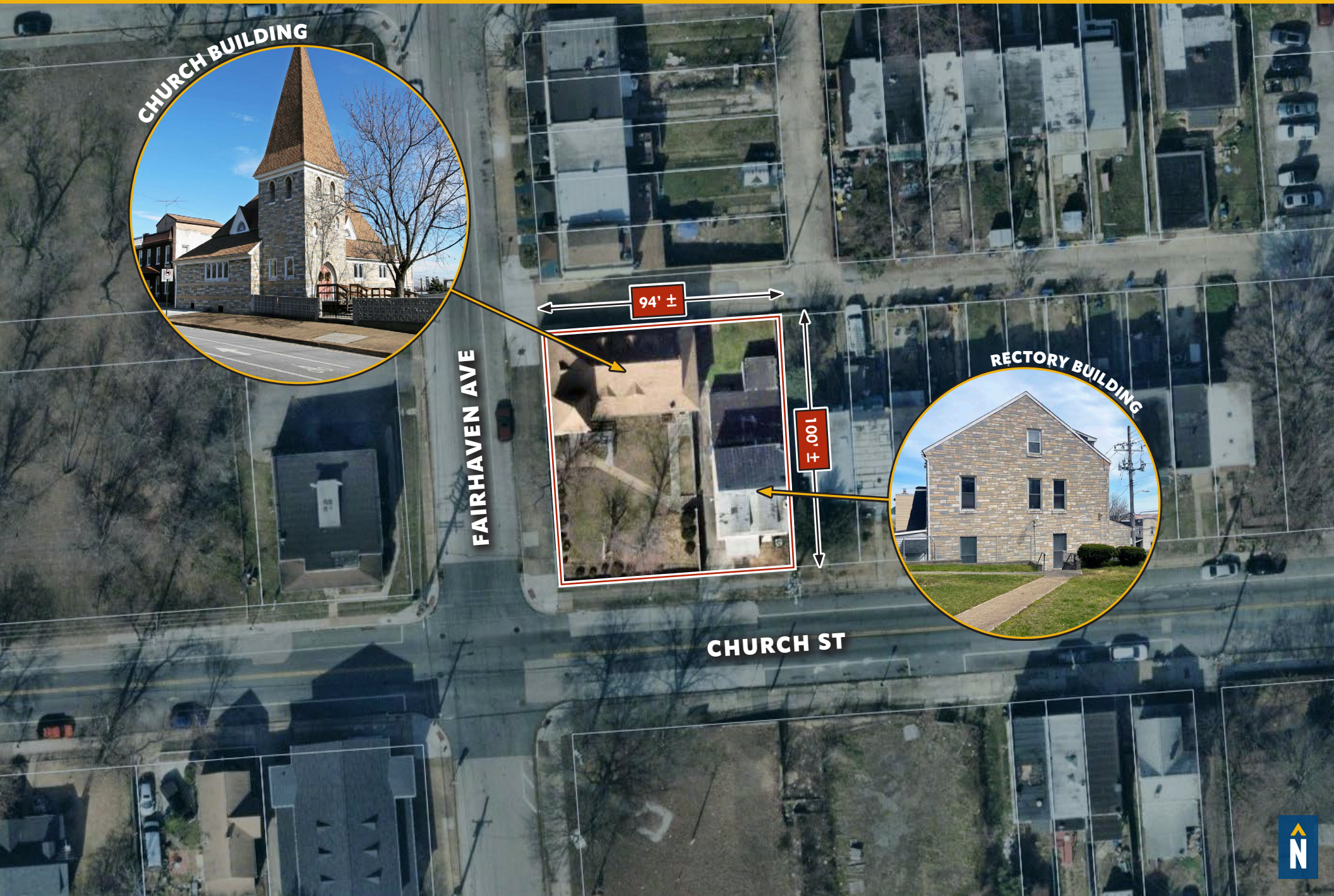
CHURCH BUILDING



RECTORY BUILDING



AERIAL / PARCEL OUTLINE



LOCAL BIRDSEYE



PORT OF BALTIMORE

SPARROWS POINT

CURTIS BAY

SOUTHSIDE LOGISTICS CENTER

CURTIS AVE

PENNINGTON AVE

CYPRESS ST

CHURCH ST

CHERRY ST

FAIRHAVEN AVE

SITE



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



12,425

27,873

51,399

DAYTIME POPULATION



9,663

29,204

60,426

AVERAGE HOUSEHOLD INCOME



\$62,126

\$75,811

\$74,678

NUMBER OF HOUSEHOLDS



4,535

9,941

19,176

MEDIAN AGE



33.7

36.4

36.1

DOMINANT LIFESTYLES: 1 MILE RADIUS

 [esri](#) MORE INFO



29%
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

17%
CITY COMMONS



Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

Median Age: **28.5**
Median Household Income: **\$18,300**

17%
HOMETOWN HERITAGE



This is primarily a market of married couples and single parents that work mainly in service and retail trade. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.

Median Age: **32.4**
Median Household Income: **\$28,200**

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



TIM HARRINGTON

VICE PRESIDENT

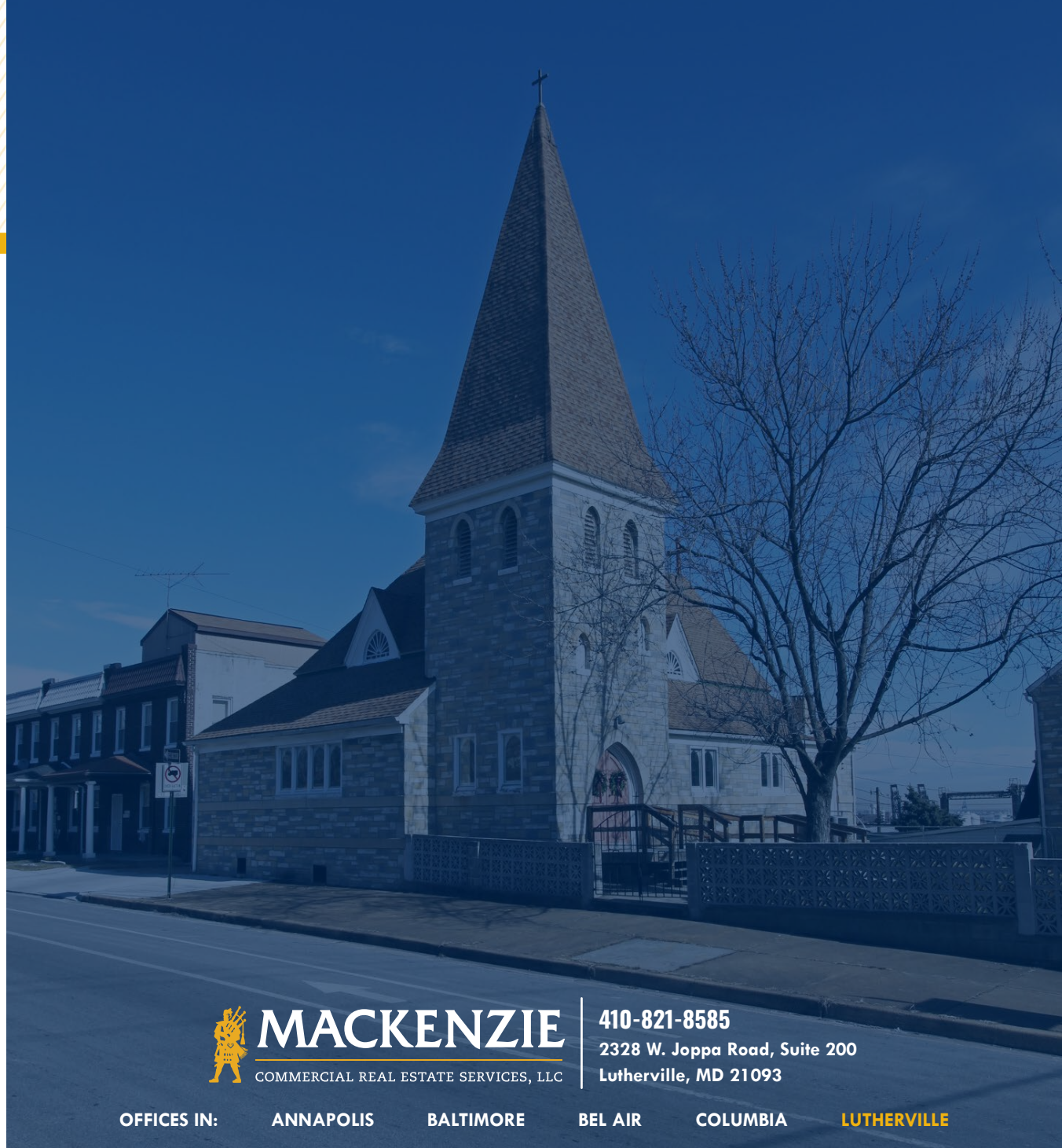
410.494.4855

TIMHARRINGTON@mackenziecommercial.com

Disclosure: The listing agent for this property holds ownership interest in this property being listed.



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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