

FOR SALE

 Baltimore City, Maryland

211 ST PAUL PLACE

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201

BUILDING SIZE

11,111 sf ±

LOT SIZE

4,000 sf
40' x 100'

ZONING

C-5-DC

SALE PRICE

Negotiable

HIGHLIGHTS

- » Historic 2 story office/building
- » 2-3 parking spaces
- » Next door to Mercy Hospital and a half block from The City Courthouse
- » 5 blocks from Baltimore's Inner Harbor
- » Corner location allows for an abundance of natural light on 3 sides
- » Easy access to CBD and I-83
- » Unique user buyer building with high ceilings and flexible floor plates



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PROPERTY DESCRIPTION

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201

Address:	211 St. Paul Place Baltimore, Maryland 21202 Ward 04, Section 01, Block 0610, Lot 016
Zoning:	C-5DC, Commercial Downtown Core District, allows for retail, office, and residential.
Lot Size:	4,000 square feet, 40' x 100'
Building Size (All):	Approximately 11,111 square feet (including the ground floor level)
Floor Sizes:	Ground floor - 3,811 ± square feet 1st - 3,650 ± square feet 2nd - 3,650 ± square feet
Year Built:	1900
Parking:	2-3 spaces
Current Use:	Office space - will be delivered vacant
2018-2019 Property Tax:	\$13,024.84
Comments:	<ul style="list-style-type: none">• 2 story masonry building• There is approximately 11,111 square feet of space in the building on the first, second, and ground level.• Next door to Mercy Hospital and a half block from The City Courthouse• 5 blocks from Baltimore's Inner Harbor• Flexible floorplates with high ceilings• Abundance of parking in the area• Easy access to I-83 and CBD• Excellent user buyer opportunity

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EXTERIOR ENTRANCE

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FIRST FLOOR

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- ▶ 7 private windowed offices
- ▶ Reception area with built in reception desk
- ▶ Large waiting room
- ▶ Large 17' x 18' work area
- ▶ Bathroom
- ▶ Copy/ storage room
- ▶ 14' high ceilings
- ▶ Dramatic entrance, hallway, and stairwell



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SECOND FLOOR

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201

- ▶ 5 offices
- ▶ 2,000 SF open area with 14' ceiling height
- ▶ This floor can be opened up to create one large open area



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GROUND LEVEL

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201

- ▶ Doorway to rear parking
- ▶ 2 large conference rooms
 - 20' x 12'
 - 24' x 14'
- ▶ Kitchen/breakroom
- ▶ Office
- ▶ Storage space

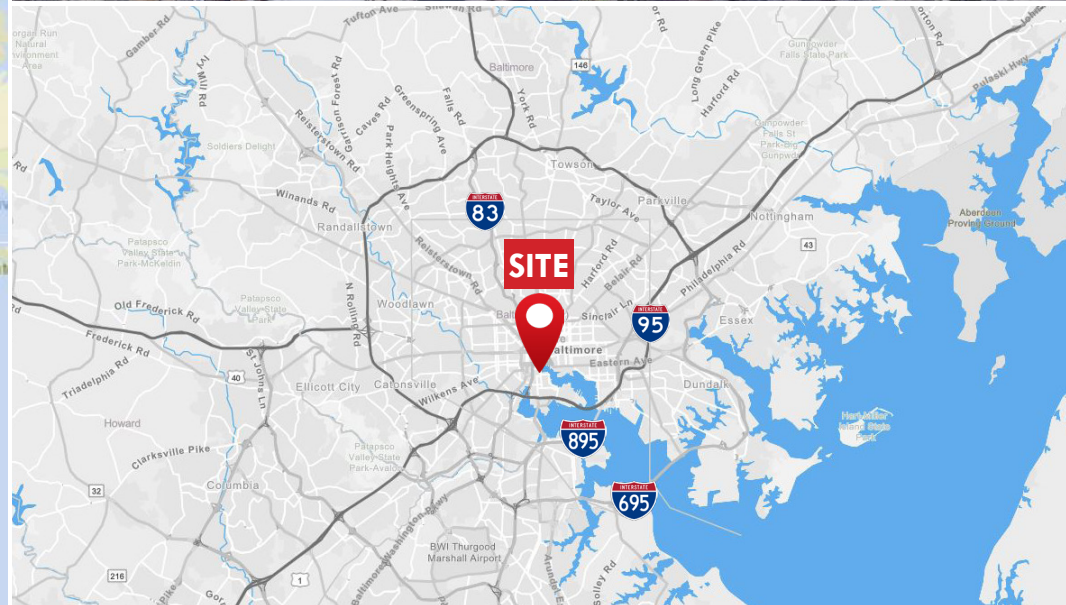
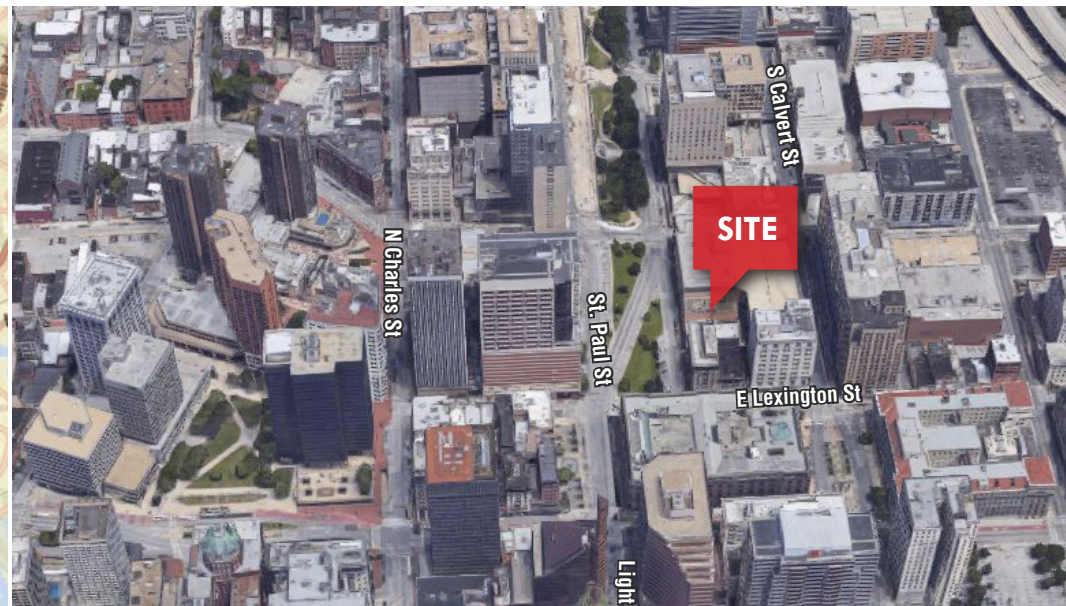
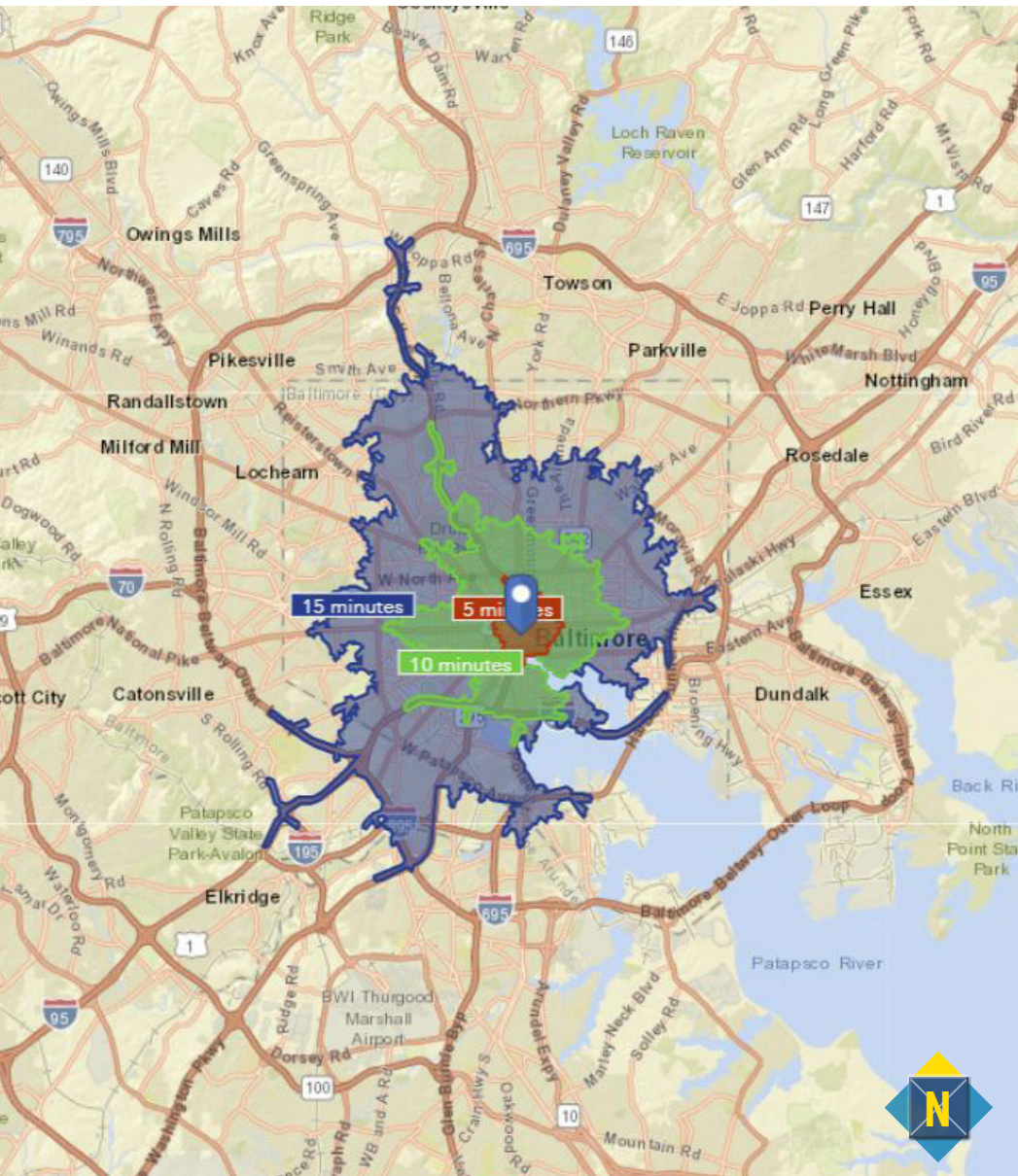


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LOCATION

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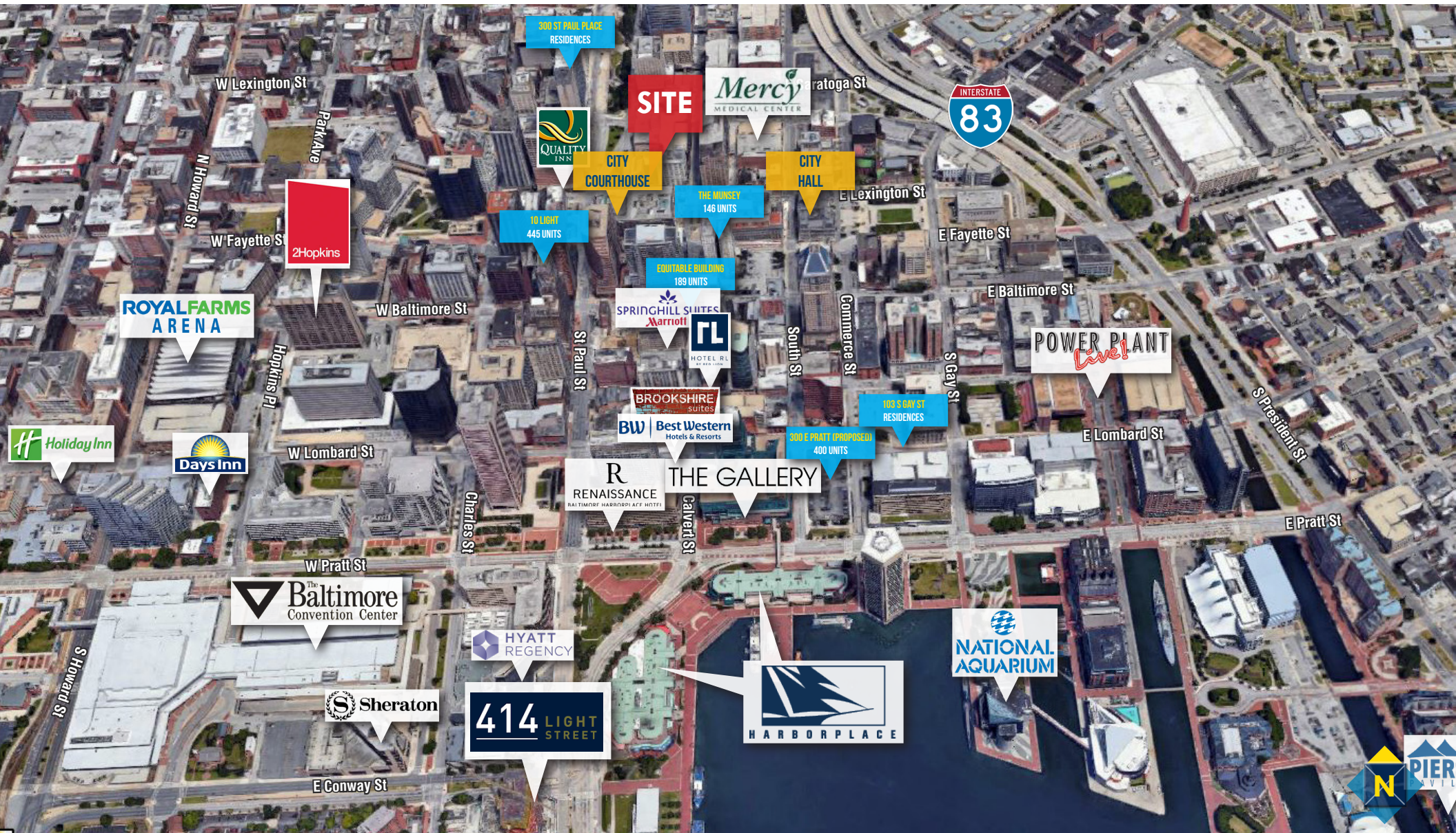
FOR SALE



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TRADE AREA

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201



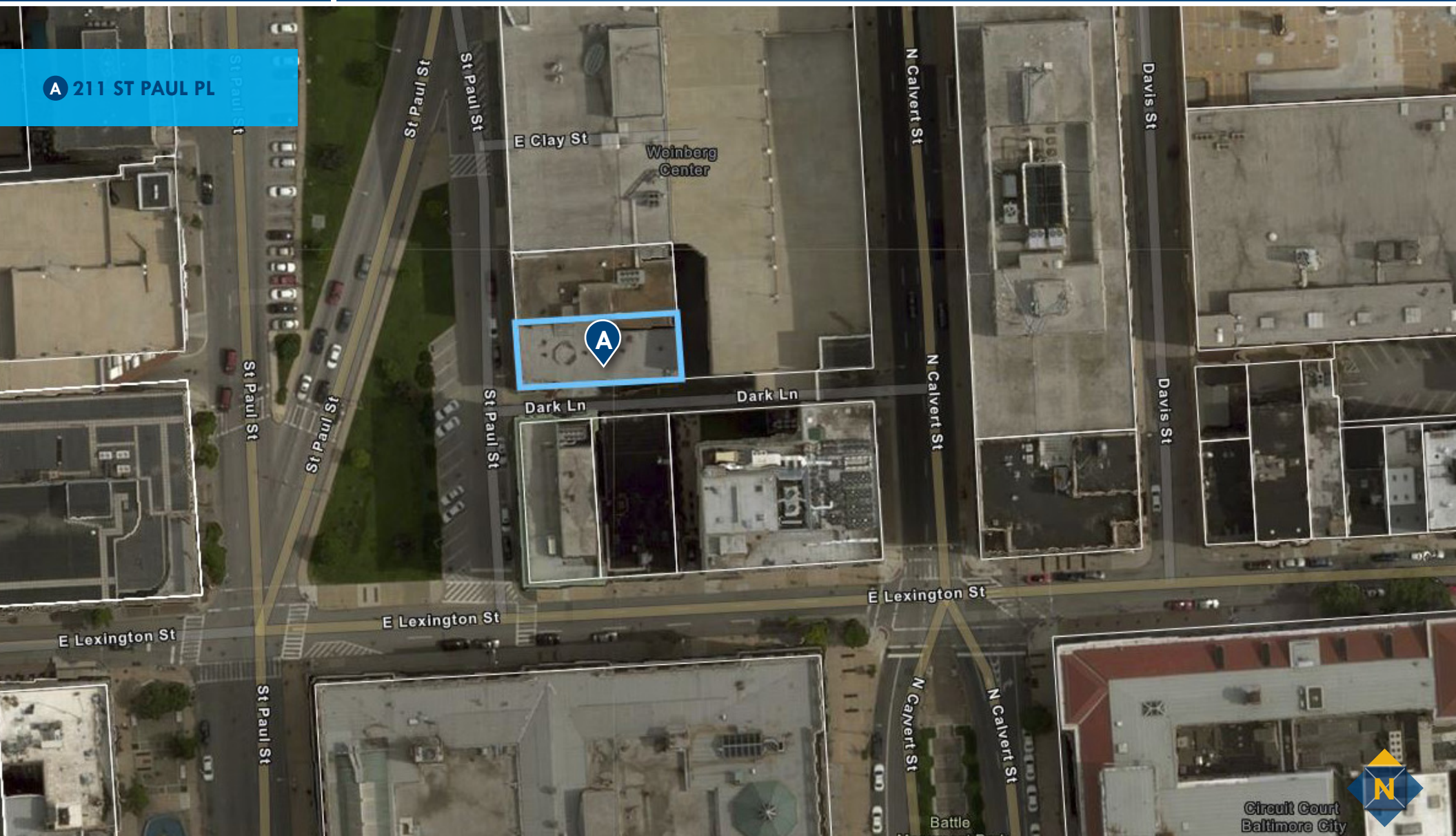
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211 ST PAUL PLACE

BALTIMORE, MARYLAND 21201

A 211 ST PAUL PL



FOR SALE

Baltimore City, Maryland

ZONING

211 ST. PAUL PL | BALTIMORE, MARYLAND 21202

C-5-DC (DOWNTOWN CORE SUBDISTRICT)

Baltimore City, MD

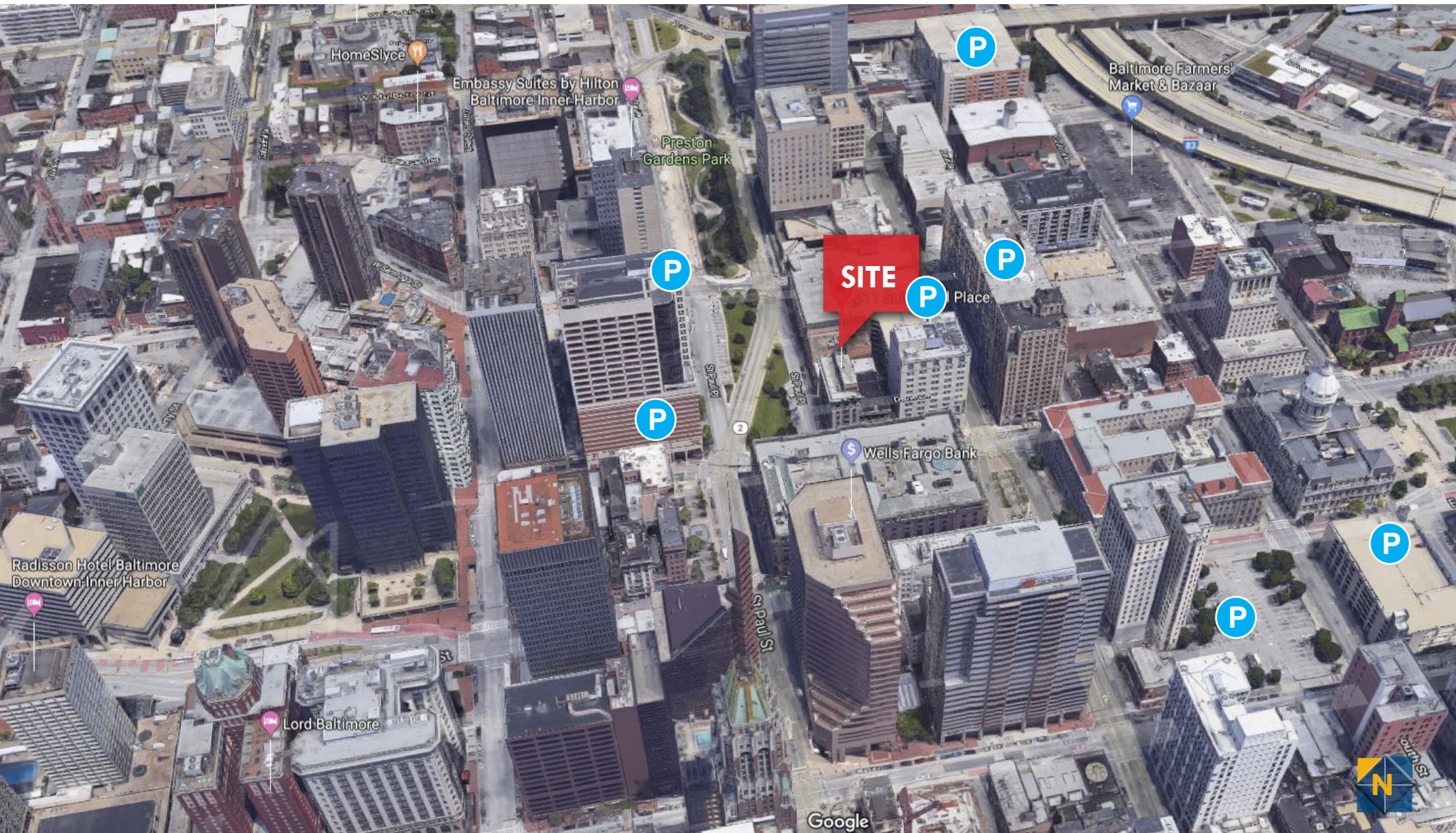


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BIRDSEYE & PARKING

211 ST. PAUL PL | BALTIMORE, MARYLAND 21202

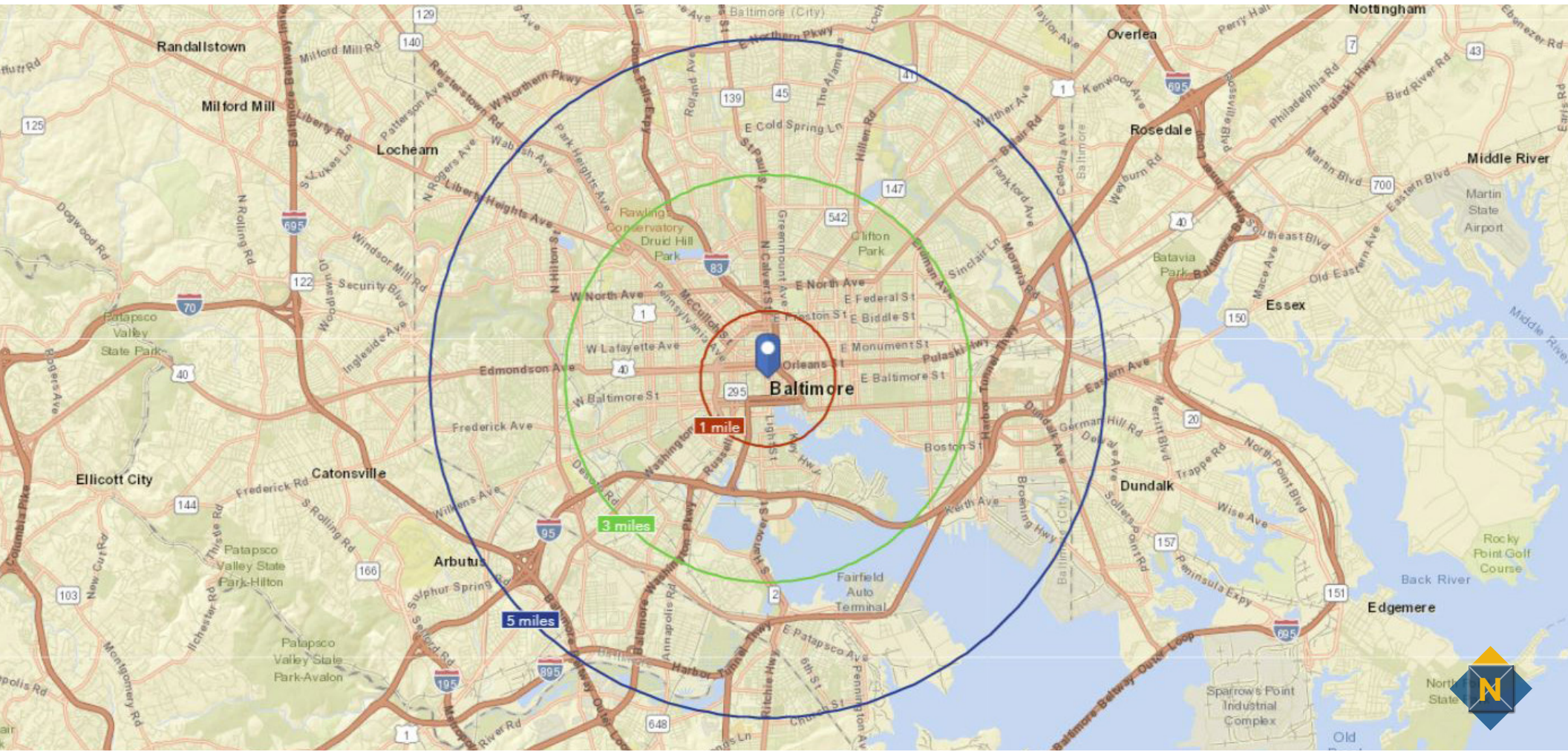


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DEMOGRAPHICS

211 ST. PAUL PL | BALTIMORE, MARYLAND 21202



	RESIDENTIAL POPULATION	MEDIAN AGE	NO. OF HOUSEHOLDS	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
1 MILE	46,525	32.6	22,079	\$68,034	158,214
3 MILES	272,468	34	113,865	\$63,944	415,596
5 MILES	549,377	35.4	220,108	\$62,858	669,365

SDAT INFORMATION

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201

View GroundRent Redemption				View GroundRent Registration					
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:				Ward - 04 Section - 01 Block - 0610 Lot - 016					
Owner Information									
Owner Name:		RAE DEVELOPMENT CORP. THE		Use:		COMMERCIAL			
Mailing Address:		211 SAINT PAUL PL BALTIMORE MD 21202-2001		Principal Residence:		NO			
				Deed Reference:		/02496/ 00324			
Location & Structure Information									
Premises Address:				Legal Description:		40X100			
211 SAINT PAUL PL BALTIMORE 21202-2001									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0004	0000	0000		0000	01	0610	016	2019	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		1			
				Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use					
1900	7520		4,000 SF	61710					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		OFFICE BUILDING							
Value Information									
	Base Value	Value	Phase-in Assessments						
		As of	As of	As of					
		01/01/2019	07/01/2018	07/01/2019					
Land:	320,000	320,000							
Improvements	231,900	242,800							
Total:	551,900	562,800	551,900	555,533					
Preferential Land:	0			0					
Transfer Information									
Seller:	Date:	Price:							
Type:	Deed1:	Deed2:							
Seller:	Date:	Price:							
Type:	Deed1:	Deed2:							
Seller:	Date:	Price:							
Type:	Deed1:	Deed2:							
Exemption Information									
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019					
County:	000		0.00						
State:	000		0.00						
Municipal:	000		0.00 0.00	0.00 0.00					
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				