



C-STORE & OFFICE OPPORTUNITY

235-239 N. GAY STREET | BALTIMORE, MARYLAND 21202

FOR
SALE



OFFICE

C-STORE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12,300 SF total
 - 4,200 SF ground level retail built out as a convenience store
 - 8,100 SF of office on upper levels
- Office space:
 - Two- and three-story buildings
 - Individual buildings connected by floors
 - Elevator served to all floors
 - Ornate, high ceiling space with abundant natural light
 - Some furnished spaces
 - Separate elevator lobby entrance
- C-Store:
 - Counter fixtures
 - Reach-in refrigerators
 - Kitchen elements with sinks
 - Dry storage and racking
 - Walk-in refrigerator
- Adjacent to Juvenile Justice (375 daily visitors) and U.S. Postal Service (150 employees)

AVAILABLE:	TOTAL: 12,300 SF ±
YEAR BUILT:	1850, 1880
STORIES:	3
ZONING:	C-5-DC (DOWNTOWN CORE)
PRICE:	\$995,000



IN PLACE FF & E FOR C-STORE INCLUDE:

Refrigeration

- 10 door reach-in, Bohn beverage cooler with Kysor Panel system, 30' x 5'
- Turbo Air 5' double door freezer
- Turbo Air M3 5' single door freezer
- Two (2) 30" ZeroZone reach-in refrigerators

Fixtures & Equipment

- Various cooler islands, sink islands, dispenser counters
- Various stainless steel product islands with cooling elements
- Various shelving and racking equipment
- KAY Sanitizing Station
- American Water Heater Company 50-gallon hot water heater
- Three-tub sanitizing sink array
- Electric Hot Dog roller

Floor Plan

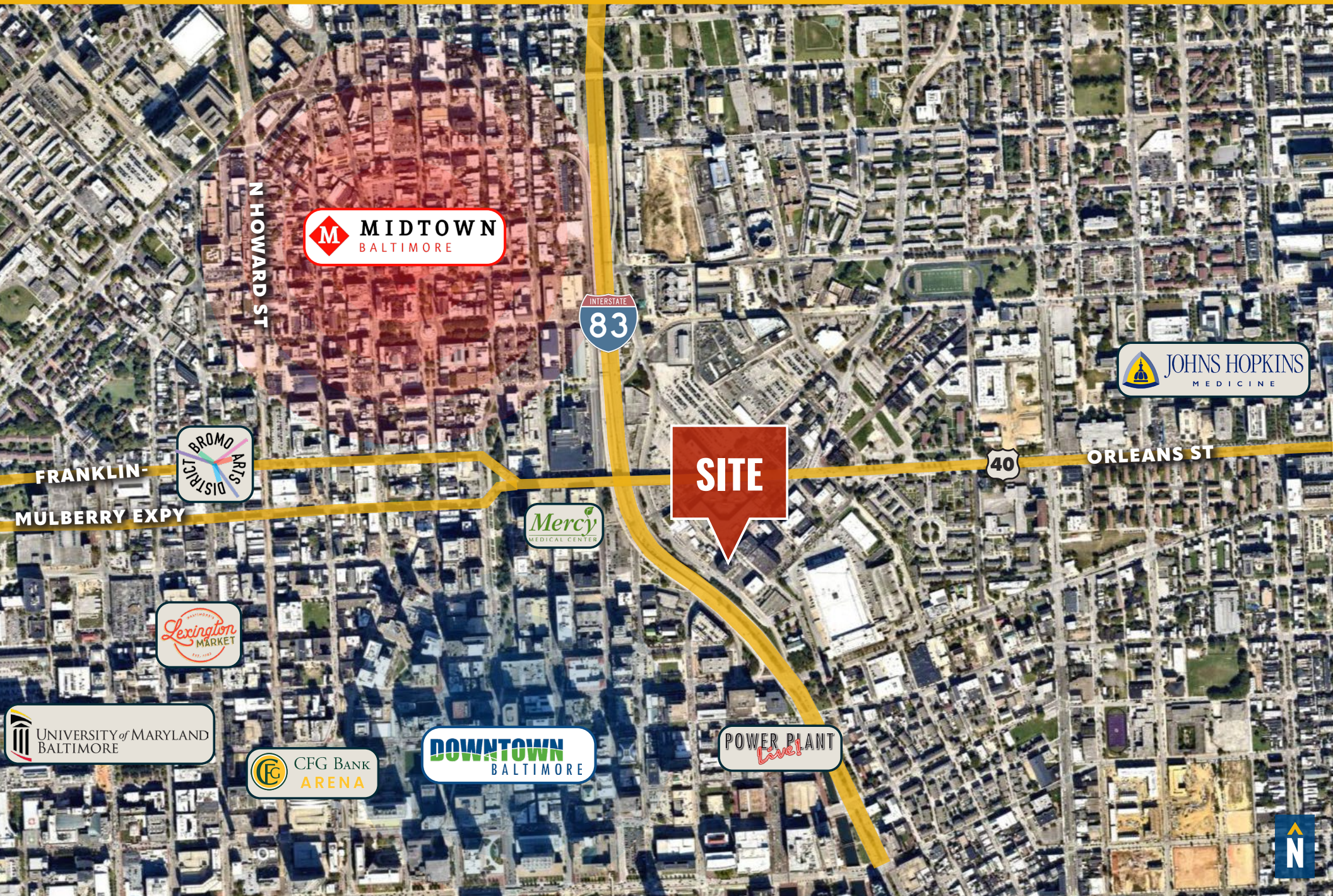
- 3 bathrooms
- Dedicated store/office
- 320 square foot dry pantry with shelving
- 650 square foot kitchen area with sinks
- Fire alarm system with Fire Lite panels
- Ceramic floors throughout



INTERIOR PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



43,277

153,790

250,423

DAYTIME POPULATION



160,145

269,305

367,823

AVERAGE HOUSEHOLD INCOME



\$85,909

\$96,630

\$91,456

NUMBER OF HOUSEHOLDS



24,585

77,996

120,346

MEDIAN AGE



33.4

34.0

34.4

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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