

FOR SALE

Baltimore City, Maryland

407-413 WEST FRANKLIN STREET

BALTIMORE, MARYLAND 21201

BUILDING SIZE

19,194 sf ±

LOT SIZE

6,502 sf

ZONING

C-5-DC

SALE PRICE

\$1,075,000

HIGHLIGHTS

- » 3 story retail office/building
- » 4-8 parking spaces
- » Close by to the University of Maryland and University of Maryland Hospital
- » Corner location allows for an abundance of natural light on 3 sides
- » One block from light rail stop
- » User buyer building or redevelopment project



Jim Grieves | Vice President

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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

PROPERTY DESCRIPTION

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201

| | |
|--------------------------------|---|
| Address: | 407-413 West Franklin Street Baltimore, Maryland 21201 Ward 17, Section 08, Block 0561, Lots 027 and 028 |
| Zoning: | C-5DC, Commercial Downtown Core District, allows for retail, office, and residential. |
| Lot Size: | 6,502 square feet |
| Building Size (All): | Approximately 19,194 square feet (not including basement) |
| Year Built: | 1940 |
| Parking: | 4-8 spaces |
| Current Use: | Office space - will be delivered vacant |
| 2018-2019 Property Tax: | \$16,373.68 |
| Comments: | <ul style="list-style-type: none">• 3 story interconnected masonry buildings• There is approximately 19,194 square feet of space in the building on the first, second, and third floors.• Close to the University of Maryland and University of Maryland Hospital• Unique spaces for potential apartment conversion• Abundance of parking in the area• One block from the light rail• Excellent user buyer or redevelopment opportunity |

FOR SALE



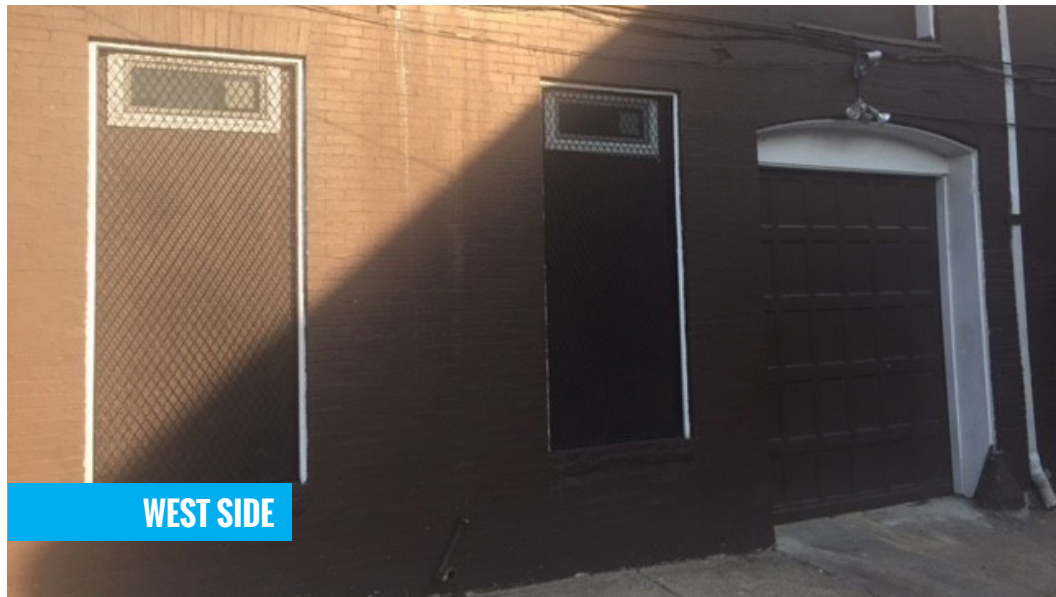
Baltimore City, Maryland

EXTERIOR ENTRANCE

211 ST. PAUL PL | BALTIMORE, MARYLAND 21201



FRONT



WEST SIDE



WEST SIDE



REAR



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PHOTOS

407-413 W FRANKLIN STREET | BALTIMORE, MARYLAND 21201

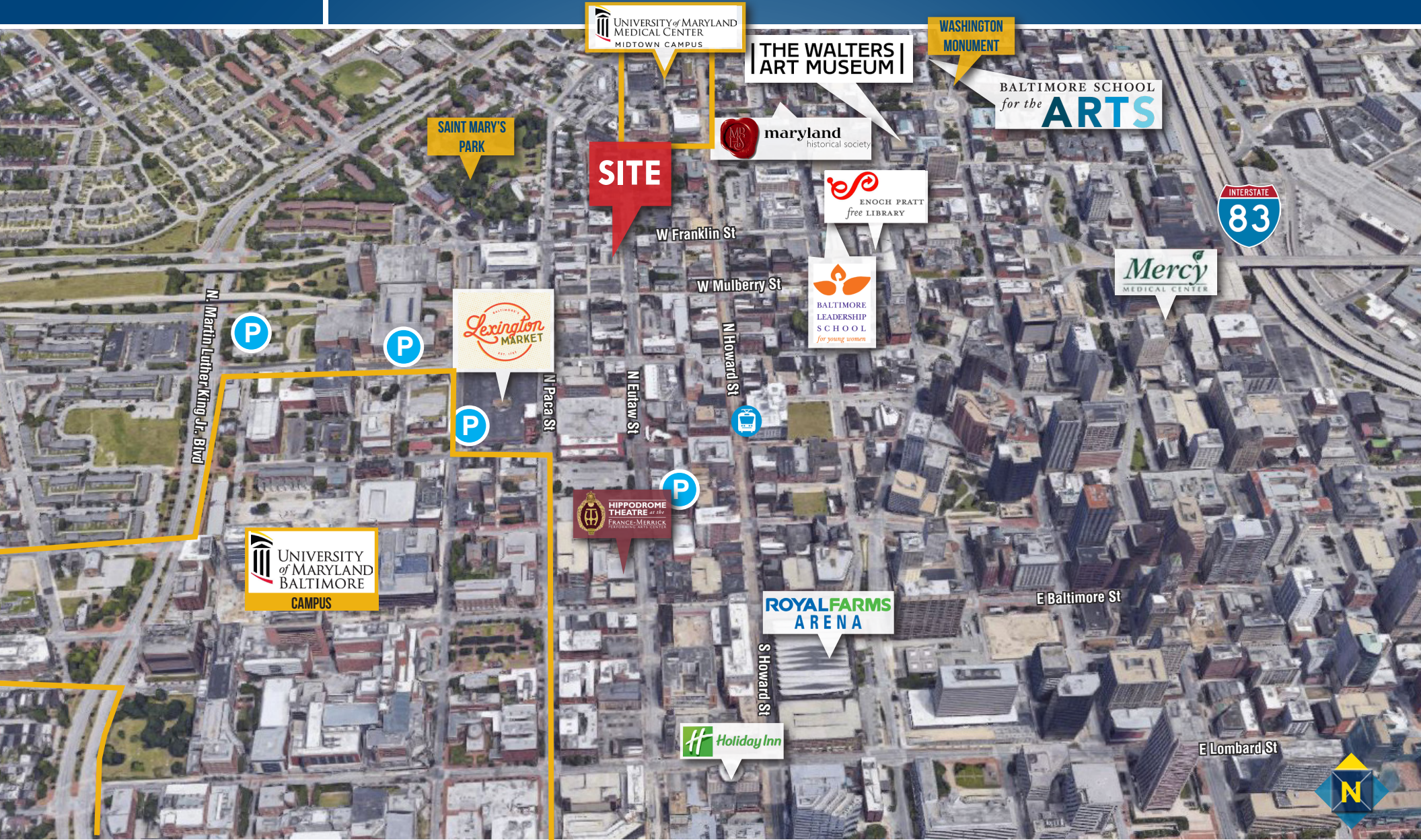


FOR SALE

Baltimore City, Maryland

TRADE AREA

407-413 W FRANKLIN STREET | BALTIMORE, MARYLAND 21201



FOR SALE



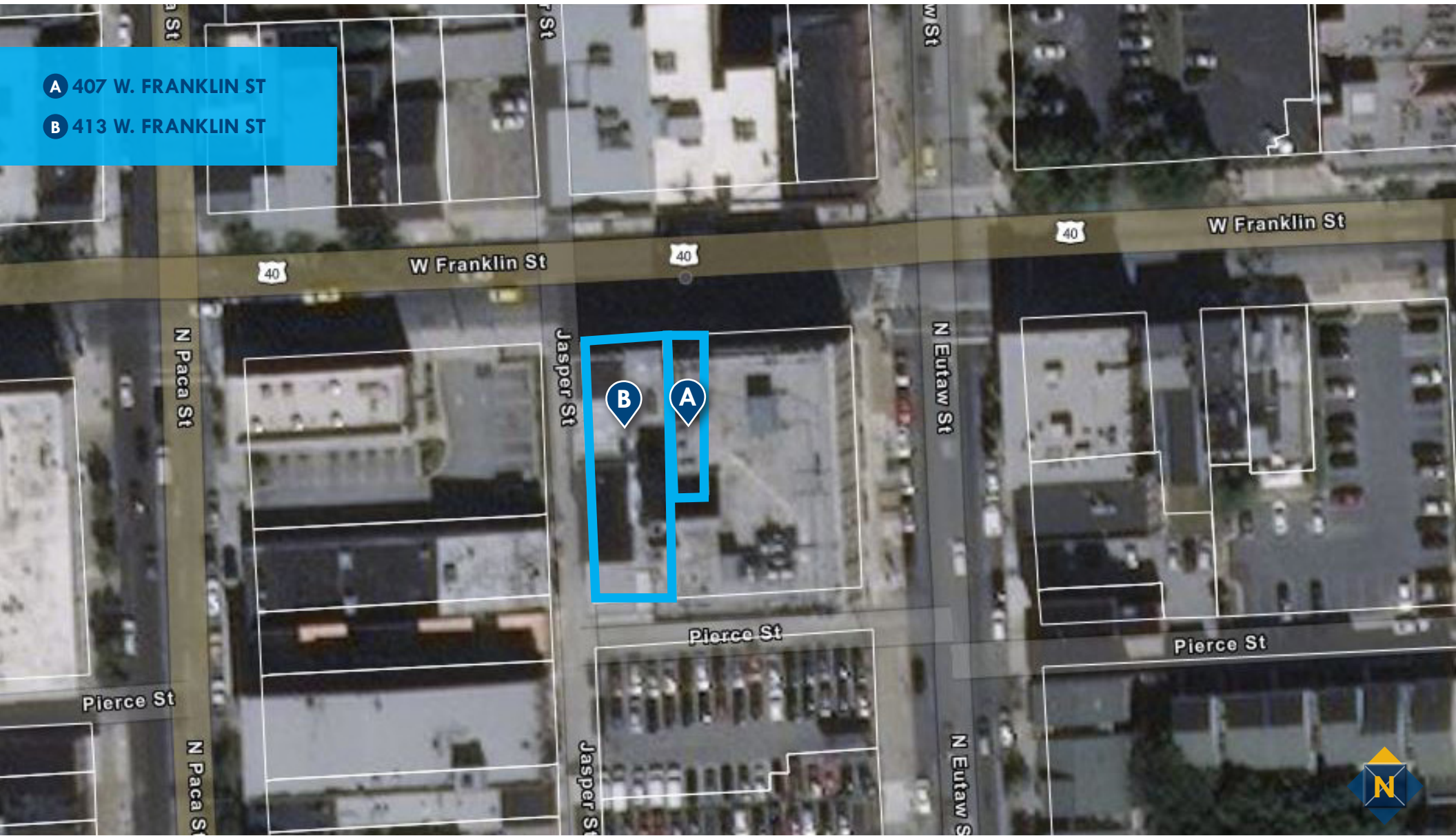
Baltimore City, Maryland

407-413 W FRANKLIN STREET

BALTIMORE, MARYLAND 21201

A 407 W. FRANKLIN ST

B 413 W. FRANKLIN ST



FOR SALE

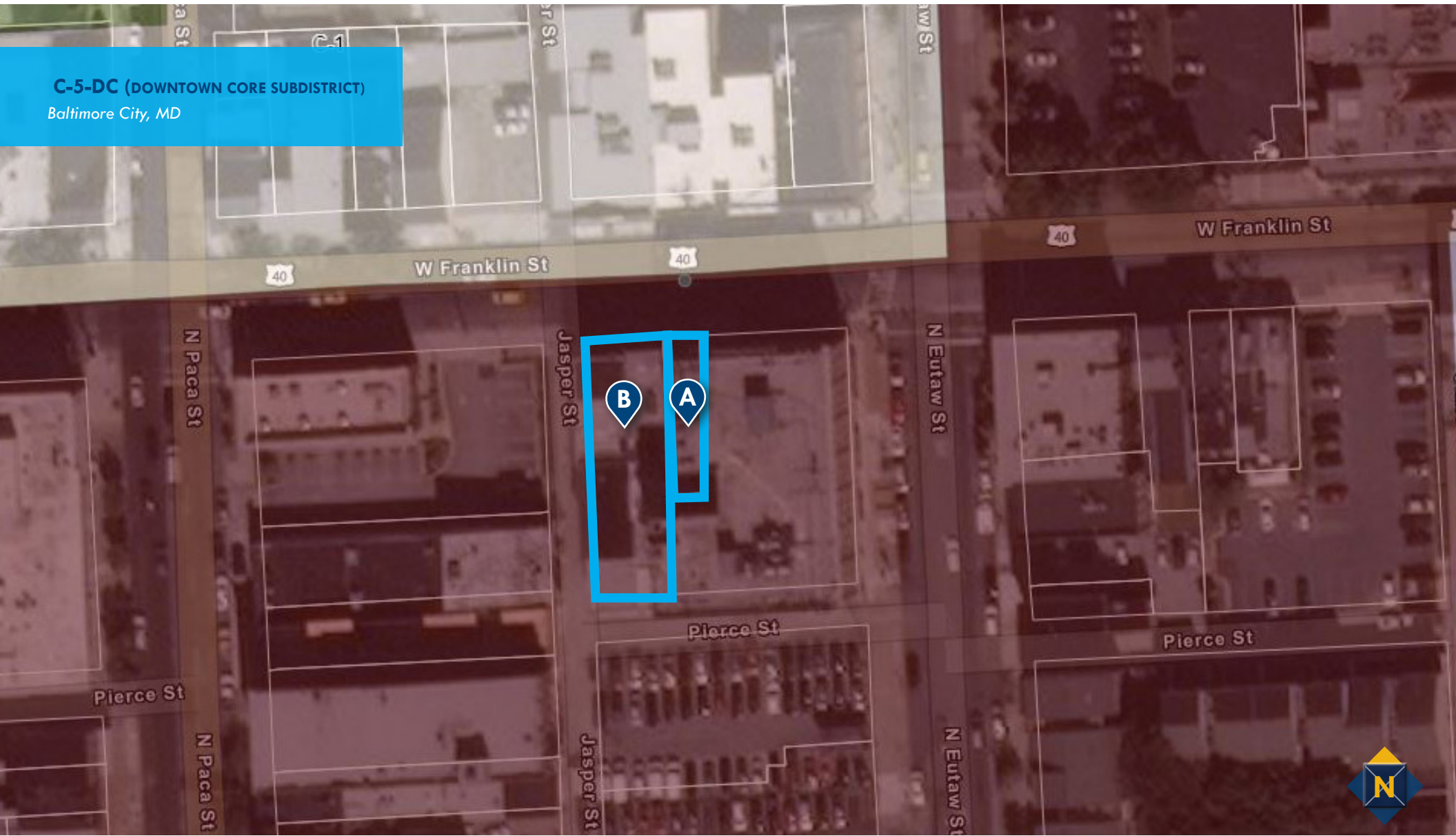
Baltimore City, Maryland

ZONING

407-413 W FRANKLIN STREET BALTIMORE, MARYLAND 21201

C-5-DC (DOWNTOWN CORE SUBDISTRICT)

Baltimore City, MD

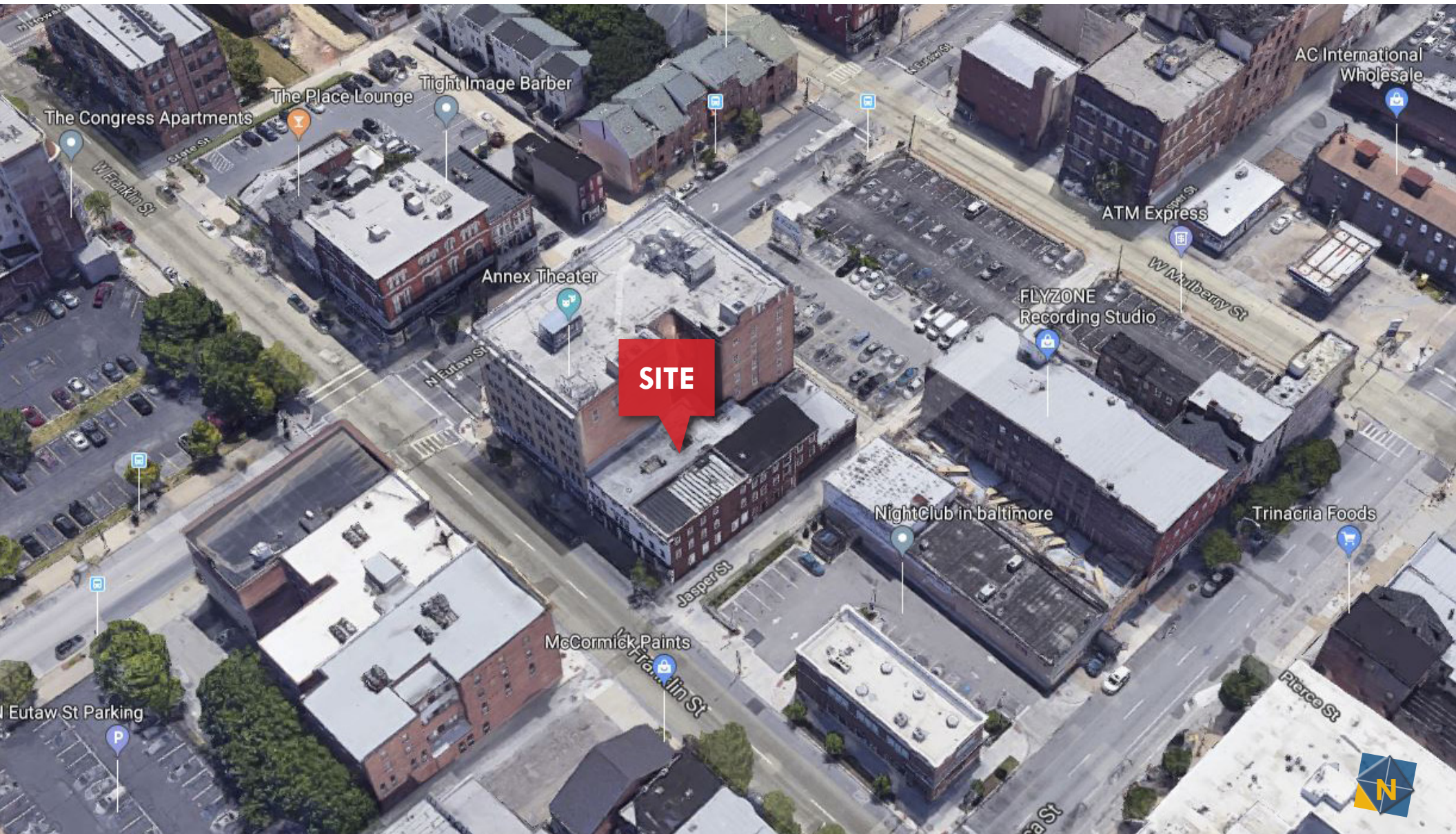


FOR SALE

Baltimore City, Maryland

BIRDSEYE

407-413 W FRANKLIN STREET BALTIMORE, MARYLAND 21201

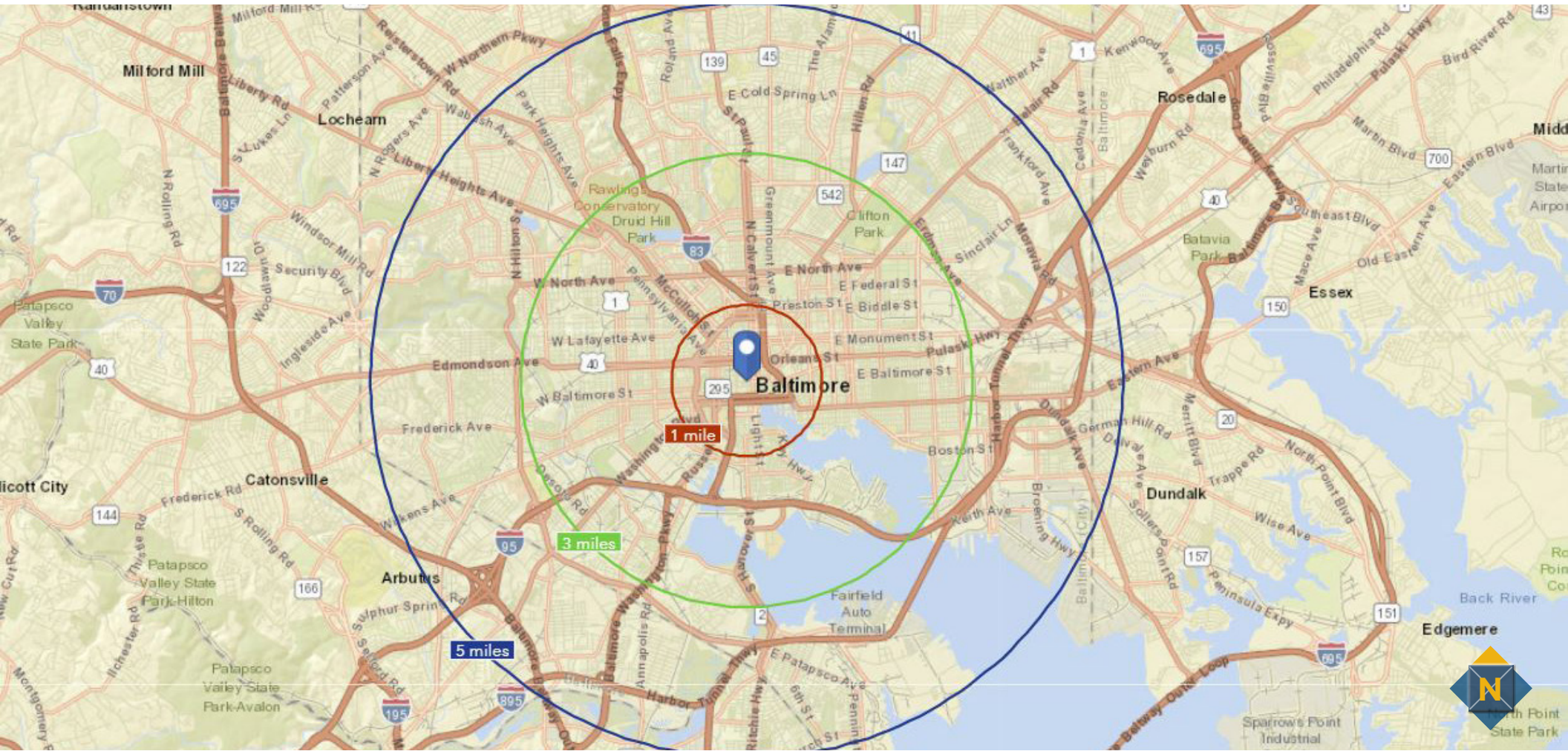


FOR SALE

Baltimore City, Maryland

DEMOGRAPHICS

407-413 W FRANKLIN STREET BALTIMORE, MARYLAND 21201



| | RESIDENTIAL POPULATION | MEDIAN AGE | NO. OF HOUSEHOLDS | AVG. HOUSEHOLD INCOME | DAYTIME POPULATION |
|---------|------------------------|------------|-------------------|-----------------------|--------------------|
| 1 MILE | 46,313 | 32.7 | 21,889 | \$73,457 | 158,148 |
| 3 MILES | 271,273 | 34.2 | 113,358 | \$74,030 | 413,445 |
| 5 MILES | 542,512 | 35.6 | 217,830 | \$72,091 | 668,578 |

FOR SALE

Baltimore City, Maryland

STREET VIEW

407-413 W FRANKLIN STREET BALTIMORE, MARYLAND 21201



SDAT INFORMATION

407-413 W FRANKLIN STREET BALTIMORE, MARYLAND 21201

| View GroundRent Redemption | | | | View GroundRent Registration | | | | | |
|--|--------------------------------|--|-----------------------------|------------------------------|-----------------|------------------------------|-------------|-------------------------|------------------|
| Tax Exempt: | | Special Tax Recapture: | | | | | | | |
| Exempt Class: | | NONE | | | | | | | |
| Account Identifier: Ward - 17 Section - 08 Block - 0561 Lot - 028 | | | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | | PRICE PRENTERALD C. MCMULLEN CAROLYN G. | | Use: | | COMMERCIAL NO | | | |
| Mailing Address: | | 407 W FRANKLIN ST BALTIMORE MD 21201-1810 | | Principal Residence: | | | | | |
| | | | | Deed Reference: | | /01513/ 00189 | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: 407 W FRANKLIN ST BALTIMORE 21201-1810 | | | | Legal Description: | | 16X77-2 | | | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0017 | 0000 | 0000 | | 0000 | 08 | 0561 | 028 | 2020 | Plat Ref: |
| Special Tax Areas: | | | | Town: | | NONE | | | |
| | | | | Ad Valorem: | | | | | |
| | | | | Tax Class: | | | | | |
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use | | | | | |
| 1940 | 3,120 SF | | 1,232 SF | 63790 | | | | | |
| 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 | | | | | |
| | | 01/01/2017 | 07/01/2019 | 07/01/2020 | | | | | |
| Land: | 67,700 | 67,700 | | | | | | | |
| Improvements | 86,500 | 86,500 | | | | | | | |
| Total: | 154,200 | 154,200 | 154,200 | | | | | | |
| Preferential Land: | 0 | | | | | | | | |
| Transfer Information | | | | | | | | | |
| Seller: PRICE, PRENTERALD C. | | Date: 06/29/2001 | | Price: \$0 | | | | | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: FMC /01513/ 00189 | | Deed2: | | | | | |
| Seller: | | Date: | | Price: | | | | | |
| Type: | | Deed1: | | Deed2: | | | | | |
| Seller: | | Date: | | Price: | | | | | |
| Type: | | Deed1: | | Deed2: | | | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | Class | 07/01/2019 | | 07/01/2020 | | | | | |
| County: | 000 | 0.00 | | | | | | | |
| State: | 000 | 0.00 | | | | | | | |
| Municipal: | 000 | 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: | | | | | |

FOR SALE

Baltimore City, Maryland

SDAT INFORMATION

407-413 W FRANKLIN STREET BALTIMORE, MARYLAND 21201

| View GroundRent Redemption | | | | View GroundRent Registration | | | | | |
|--|--------------------------------|---|---------------------------|------------------------------------|-----------------|------------------------------|-------------|-------------------------|-----------------|
| Tax Exempt: | | Special Tax Recapture: | | | | | | | |
| Exempt Class: | | NONE | | | | | | | |
| Account Identifier: Ward - 17 Section - 08 Block - 0561 Lot - 027 | | | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | | PRICE PRENTERALD C MCMULLEN CAROLYN G | | Use: | | COMMERCIAL NO | | | |
| Mailing Address: | | CAROLYN MCMULLEN 407 W. FRANKLING STREET BALTIMORE MD 21201 | | Principal Residence: | | | | | |
| | | | | Deed Reference: | | /01513/ 00189 | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: 413 W FRANKLIN ST BALTIMORE 21201-1827 | | | | Legal Description: 41-6X127 | | | | | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0017 | 0000 | 0000 | | 0000 | 08 | 0561 | 027 | 2020 | |
| Special Tax Areas: | | | | Town: | | NONE | | | |
| | | | | Ad Valorem: | | | | | |
| | | | | Tax Class: | | | | | |
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use | | | | | |
| 1940 | 16,074 SF | | 5,270 SF | 63790 | | | | | |
| 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 | | | | |
| | | | 01/01/2017 | 07/01/2019 | 07/01/2020 | | | | |
| Land: | | 289,800 | 289,800 | | | | | | |
| Improvements | | 249,800 | 249,800 | | | | | | |
| Total: | | 539,600 | 539,600 | 539,600 | | | | | |
| Preferential Land: | | 0 | | | | | | | |
| Transfer Information | | | | | | | | | |
| Seller: PRICE, PRENTERALD C | | Date: 06/29/2001 | | Price: \$0 | | | | | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: FMC /01513/ 00189 | | Deed2: | | | | | |
| Seller: NORTH CAROLINA MUTUAL | | Date: 03/14/2000 | | Price: \$62,500 | | | | | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: FMC /00183/ 00408 | | Deed2: | | | | | |
| Seller: | | Date: | | Price: | | | | | |
| Type: | | Deed1: | | Deed2: | | | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | Class | | | 07/01/2019 | 07/01/2020 | | | | |
| County: | 000 | | | 0.00 | | | | | |
| State: | 000 | | | 0.00 | | | | | |
| Municipal: | 000 | | | 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 | | | | | | | | | |

FOR SALE

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LOTS

407-413 W FRANKLIN STREET BALTIMORE, MARYLAND 21201

