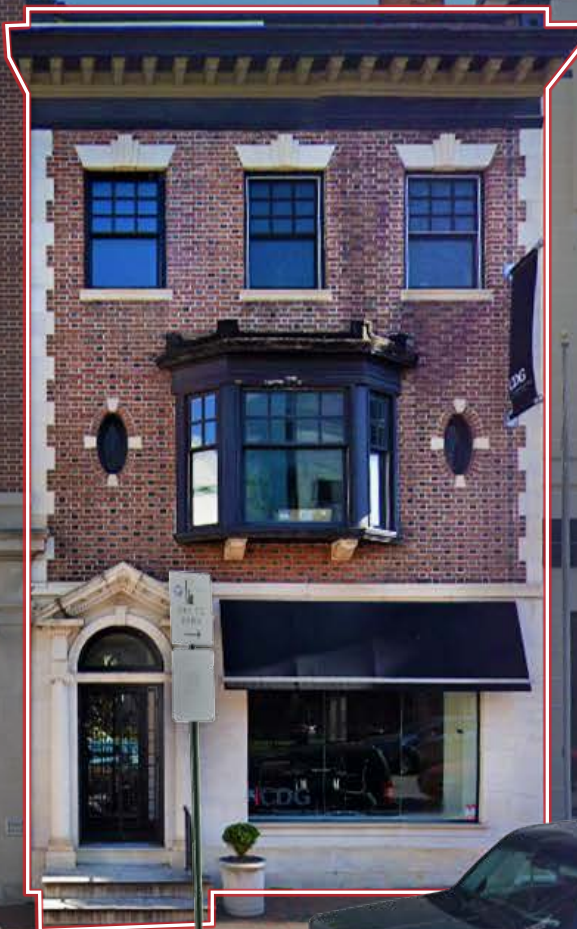


# FOR SALE

 Baltimore City, Maryland

## OFFICE BUILDING

419 N. CHARLES STREET  
BALTIMORE, MARYLAND 21201





# FOR SALE



Baltimore City, Maryland

# OFFICE BUILDING

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

## BUILDING SIZE

Lower Level:	1,327 sf ±
1st Floor:	1,342 sf ±
2nd Floor:	1,333 sf ±
3rd Floor:	747 sf ±
4th Floor:	639 sf ±
Total:	5,389 sf ±

## LOT SIZE

.036 Acres ±

## YEAR BUILT

1920; Completely Renovated 2007

## ZONING

C-5-HT (Downtown Historic and Traditional Subdistrict)

## SALE PRICE

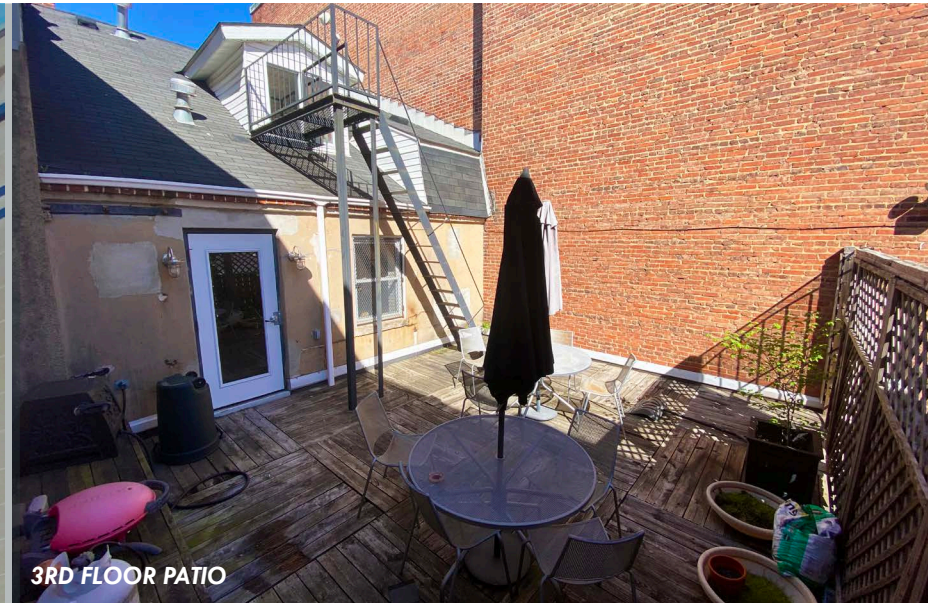
\$695,000

## HIGHLIGHTS

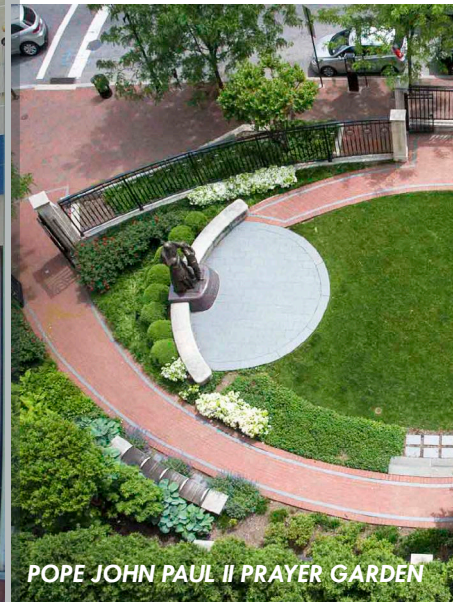
- ▶ 376-car parking garage directly across the street
- ▶ Across the street from The Baltimore Basilica and Pope John Paul II Prayer Garden
- ▶ Walking distance to Downtown
- ▶ Easy access to I-83



STREET VIEW



3RD FLOOR PATIO



POPE JOHN PAUL II PRAYER GARDEN



376-CAR PARKING GARAGE



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# FOR SALE

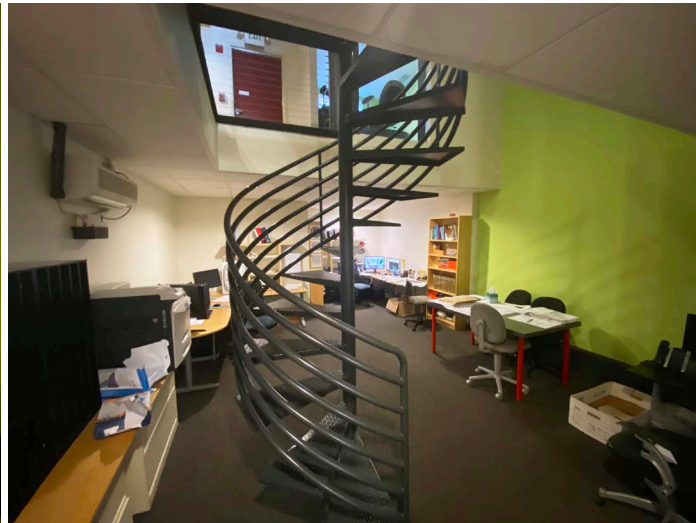
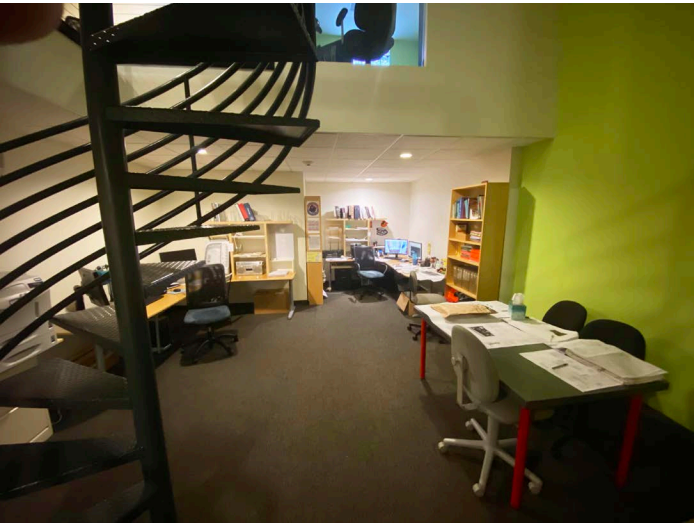
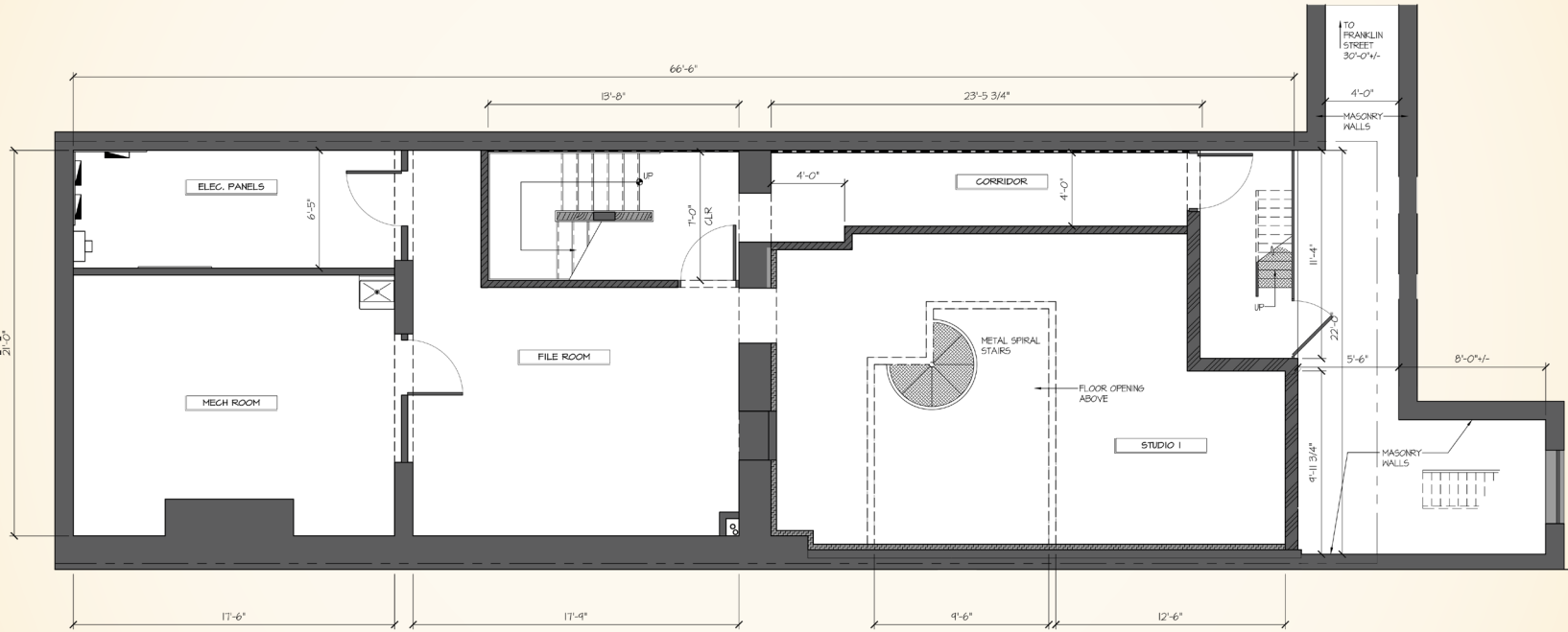


Baltimore City, Maryland

# LOWER LEVEL

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

1,327 SF  $\pm$



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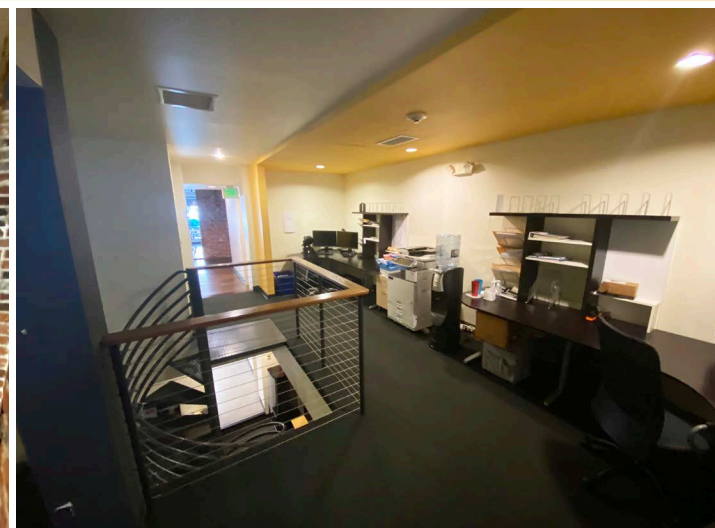
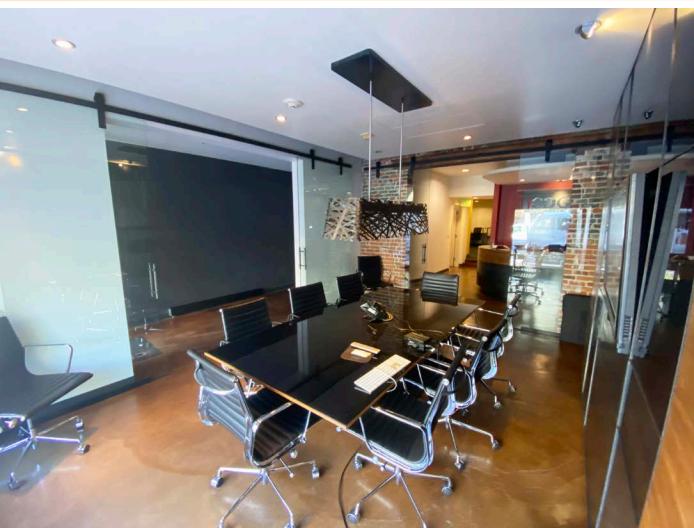
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**Baltimore City, Maryland**

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# FOR SALE

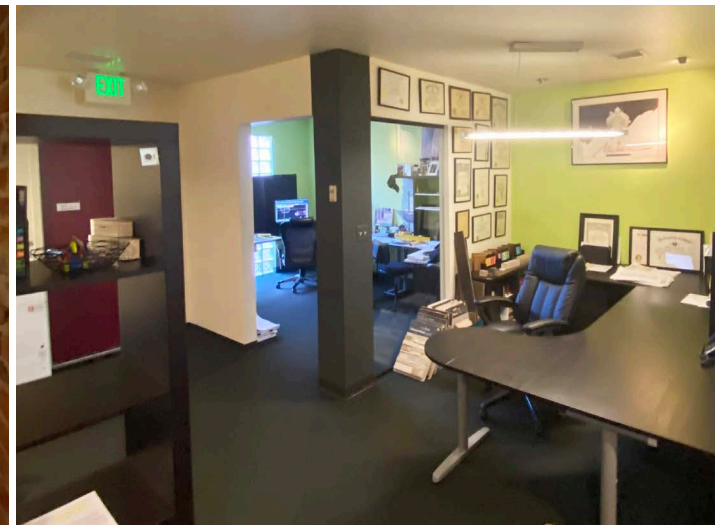
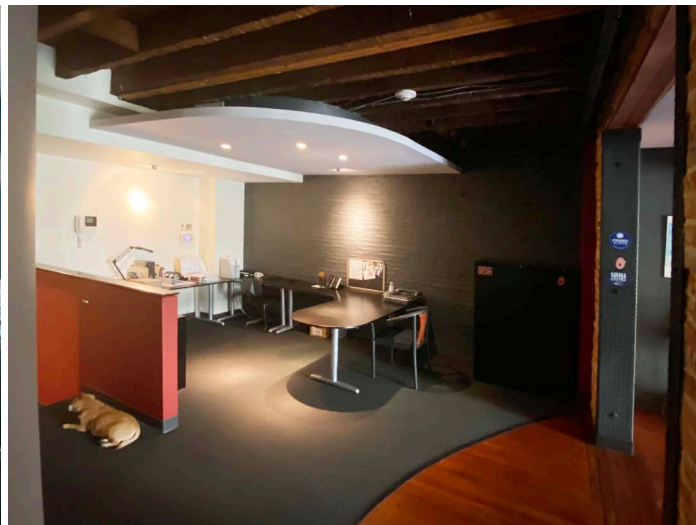
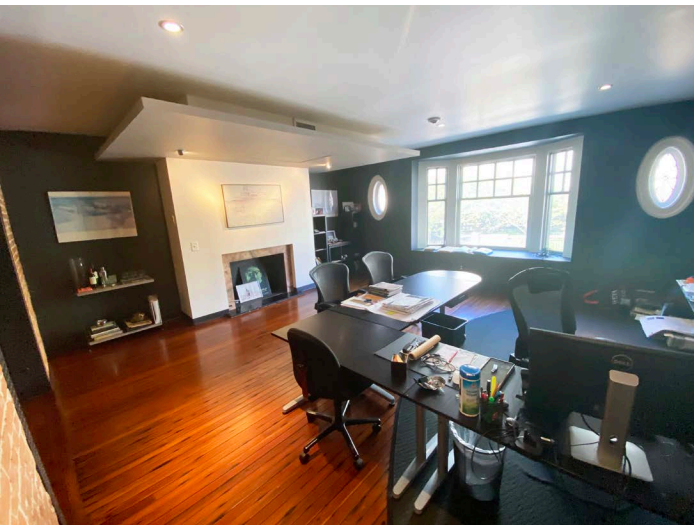
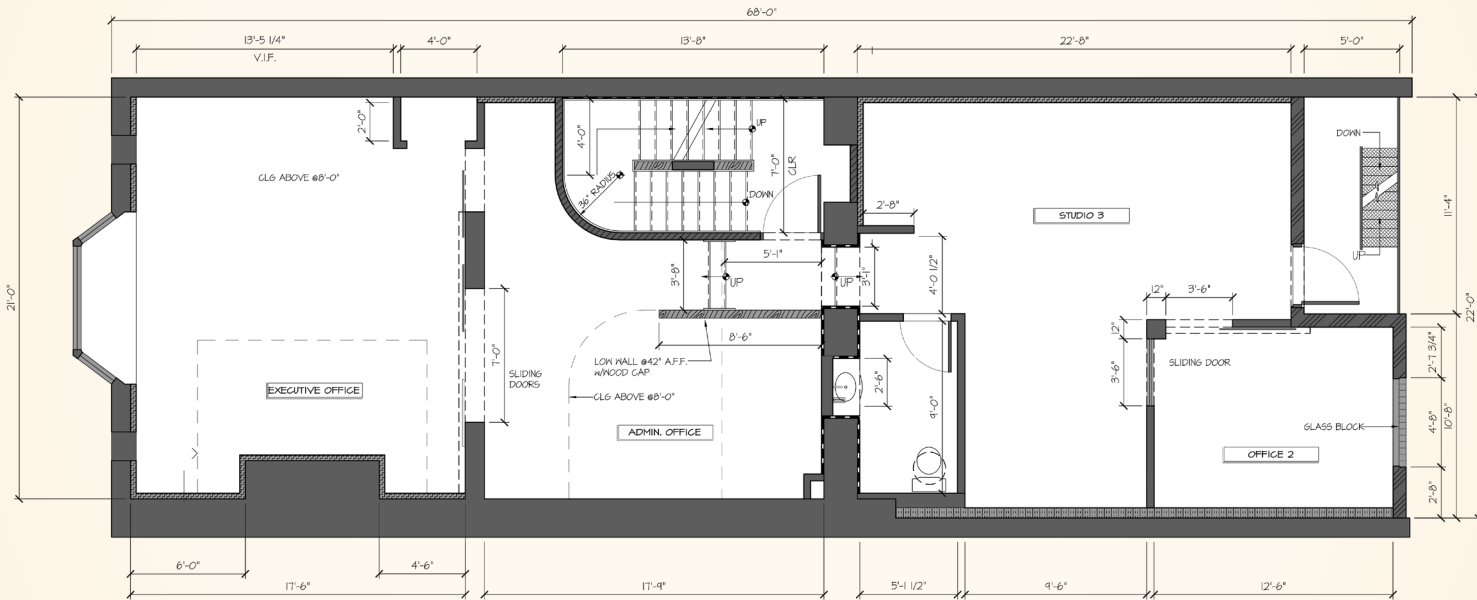


Baltimore City, Maryland

## 2ND FLOOR PLAN

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

1,333 SF ±



# FOR SALE

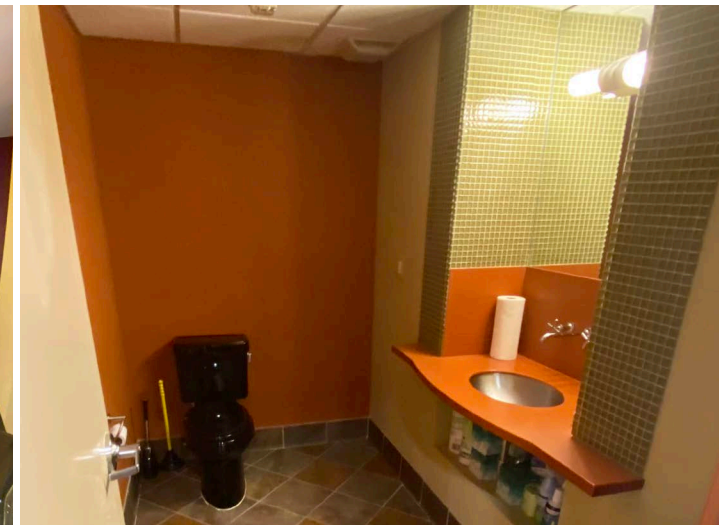
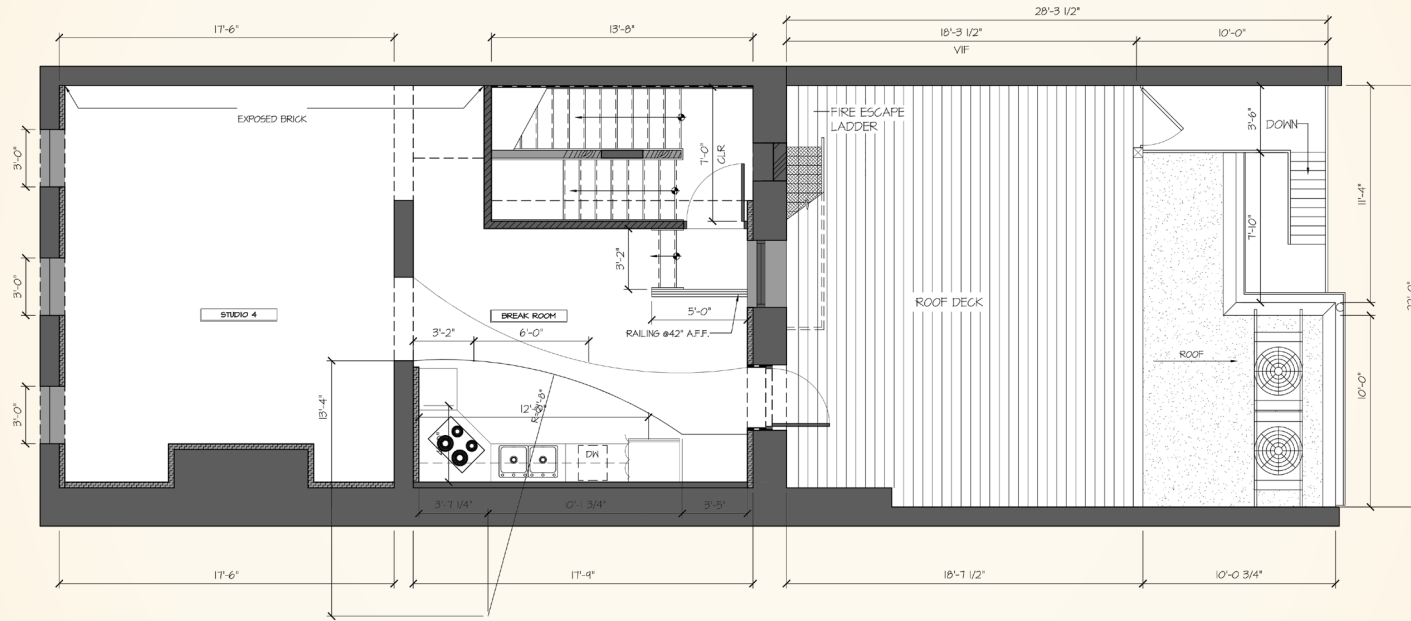


Baltimore City, Maryland

## 3RD FLOOR PLAN

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

747 SF ±





# FOR SALE

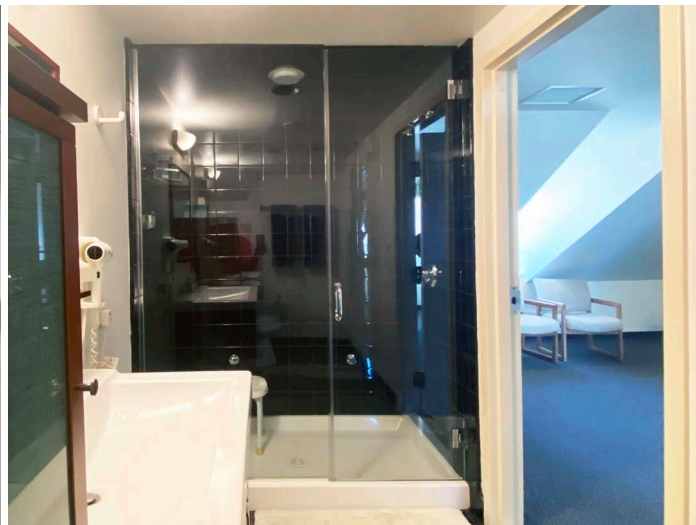
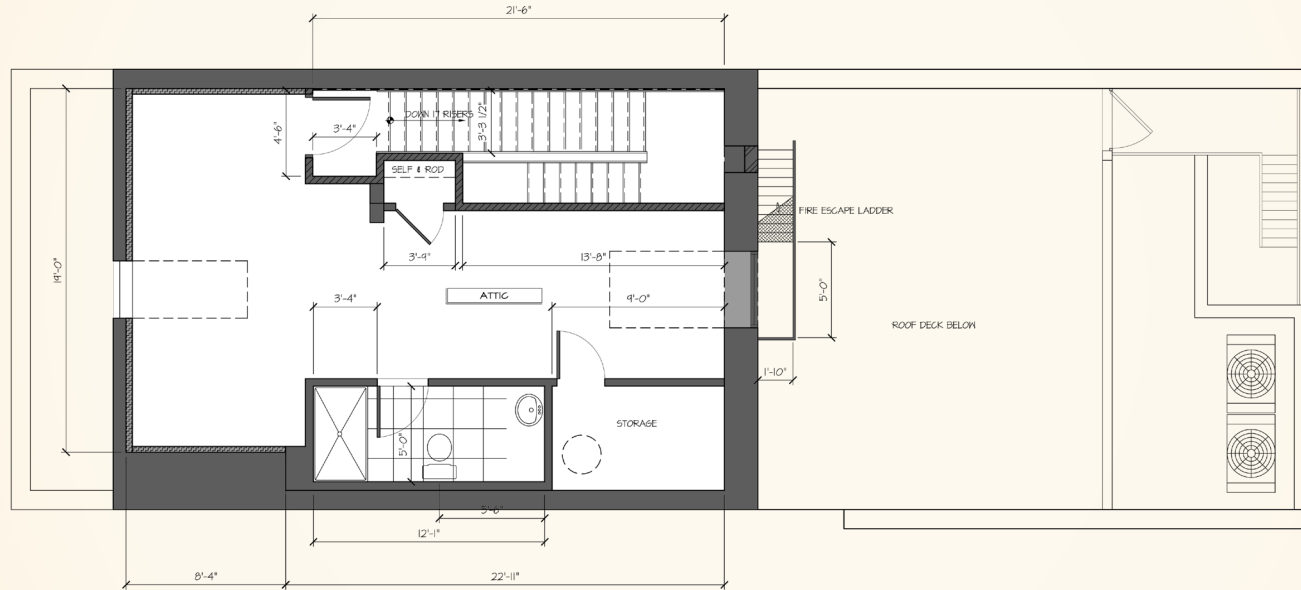


Baltimore City, Maryland

## 4TH FLOOR PLAN

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

639 SF ±





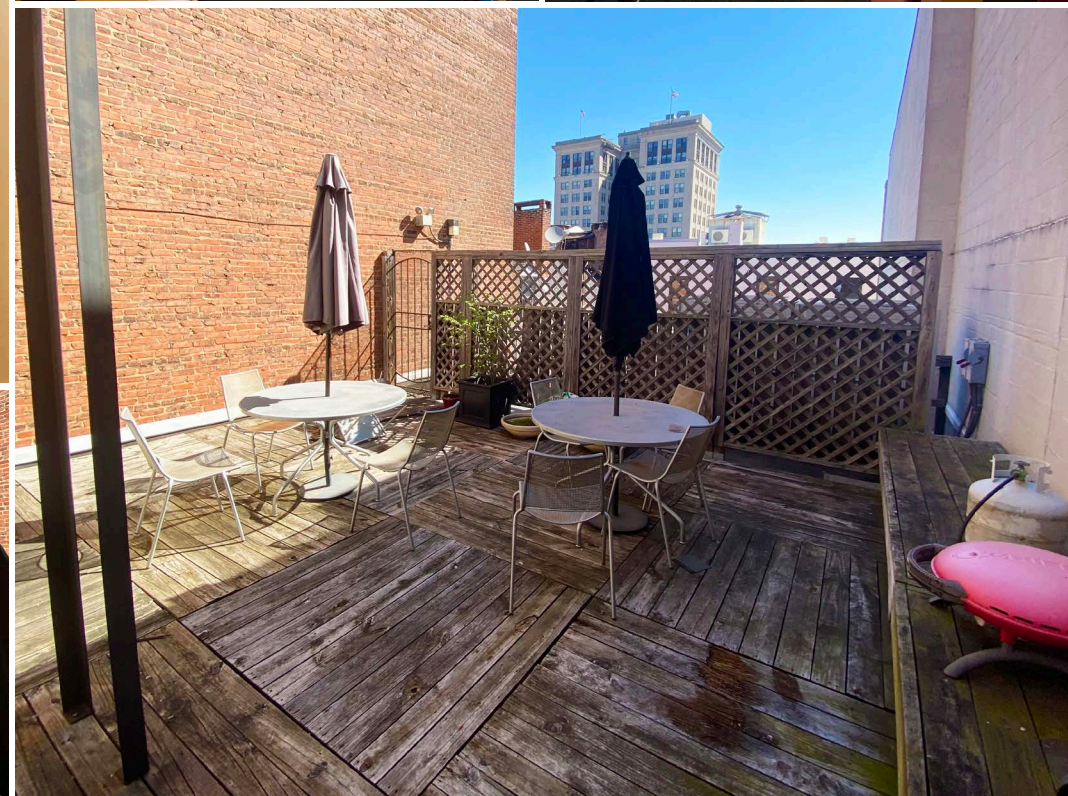
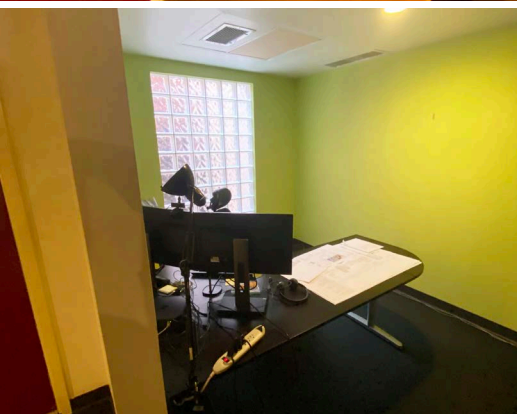
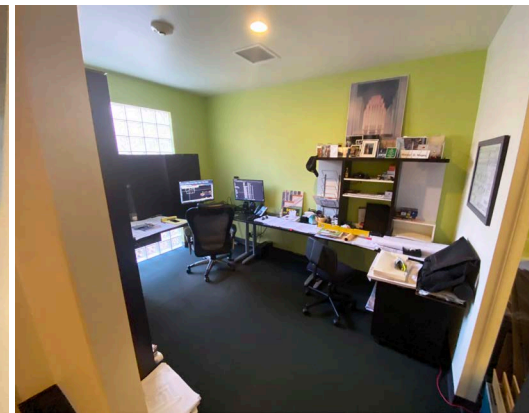
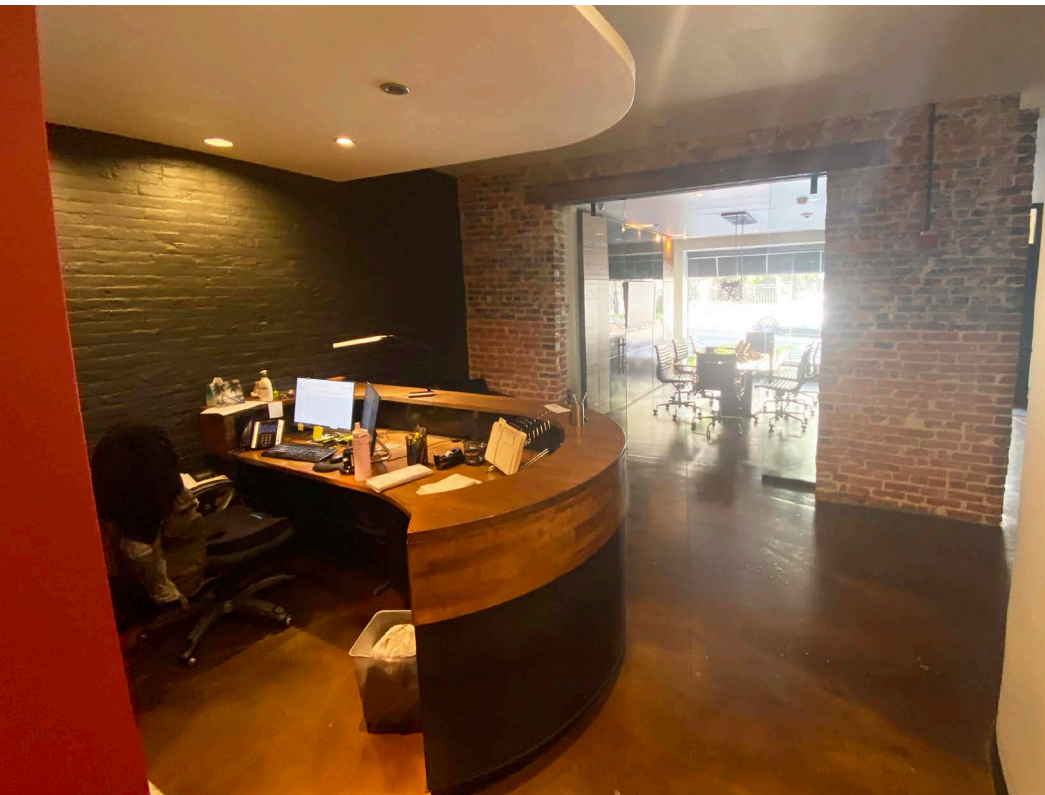
# FOR SALE



Baltimore City, Maryland

# ADDITIONAL PHOTOS

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



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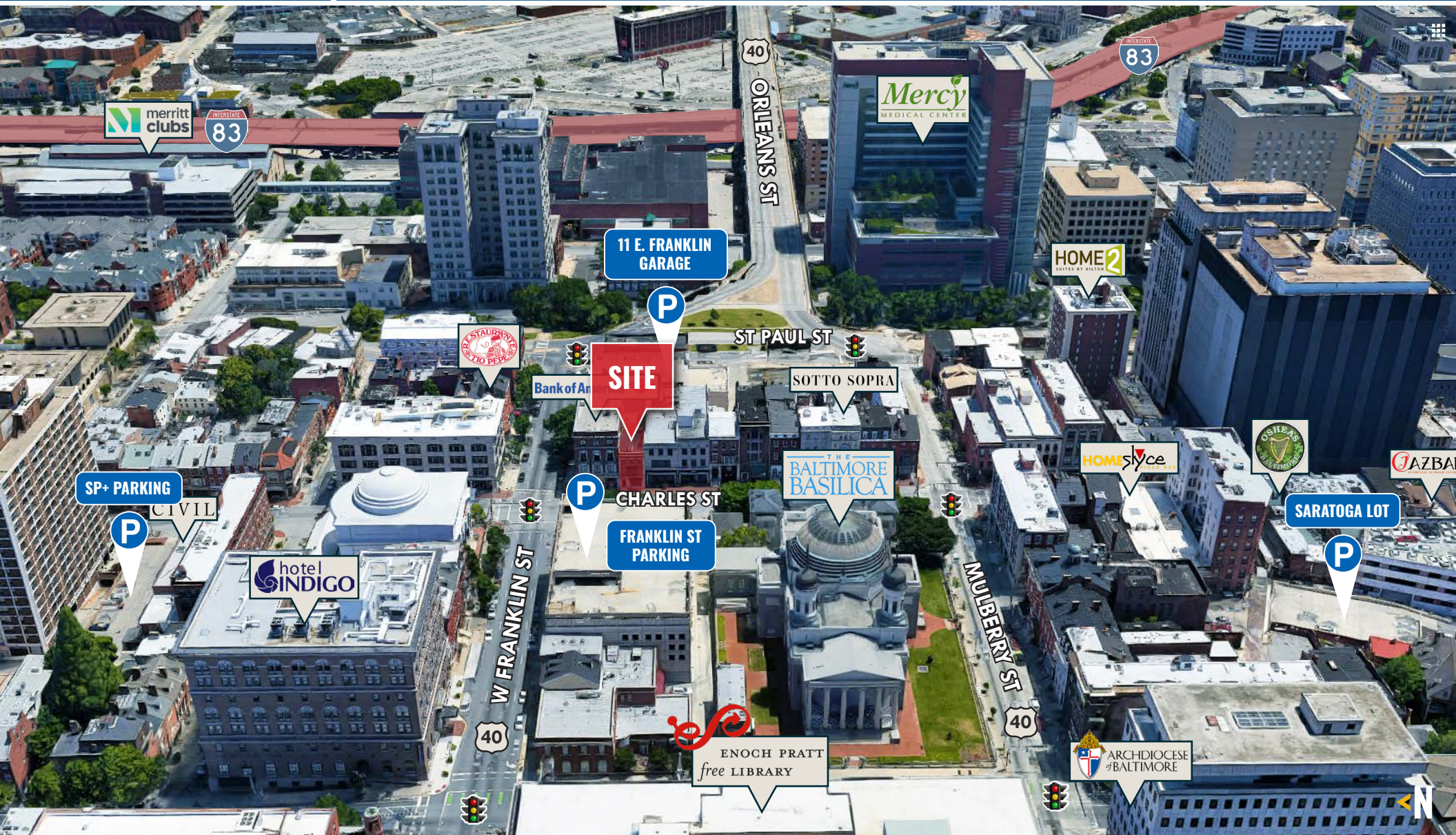


# FOR SALE

Baltimore City, Maryland

# LOCAL BIRDSEYE

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201






**Baltimore City, Maryland**

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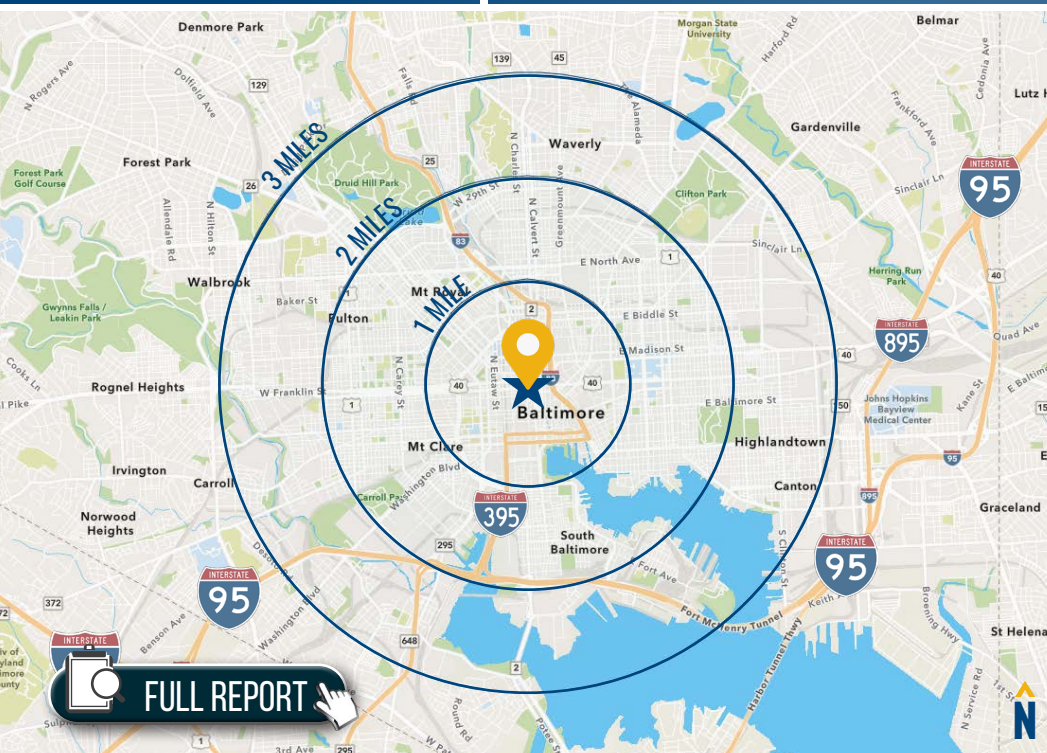


# FOR SALE

 Baltimore City, Maryland

# LOCATION / DEMOGRAPHICS (2022)

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



## RESIDENTIAL POPULATION

44,955  
1 MILE  
153,706  
3 MILES  
261,166  
5 MILES

## NUMBER OF HOUSEHOLDS

24,214  
1 MILE  
74,623  
3 MILES  
121,070  
5 MILES

## AVERAGE HH SIZE

1.70  
1 MILE  
1.99  
3 MILES  
2.08  
5 MILES

## MEDIAN AGE

33.2  
1 MILE  
34.7  
3 MILES  
34.9  
5 MILES

## AVERAGE HH INCOME

\$82,171  
1 MILE  
\$93,815  
3 MILES  
\$95,248  
5 MILES

## EDUCATION (COLLEGE+)

65.1%  
1 MILE  
61.8%  
3 MILES  
60.1%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.4%  
1 MILE  
94.5%  
3 MILES  
94.5%  
5 MILES

## DAYTIME POPULATION

126,530  
1 MILE  
255,827  
3 MILES  
368,820  
5 MILES

**51%**  
**METRO RENTERS**  
1 MILE

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.67  
AVERAGE HH SIZE  
32.5  
MEDIAN AGE  
\$67,000  
MEDIAN HH INCOME

[LEARN MORE](#)

**16%**  
**CITY COMMONS**  
1 MILE

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.

2.67  
AVERAGE HH SIZE  
28.5  
MEDIAN AGE  
\$18,300  
MEDIAN HH INCOME

[LEARN MORE](#)

**9%**  
**SOCIAL SECURITY SET**  
1 MILE

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73  
AVERAGE HH SIZE  
45.6  
MEDIAN AGE  
\$17,900  
MEDIAN HH INCOME

[LEARN MORE](#)

**7%**  
**RETIREMENT COMMUNITIES**  
1 MILE

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88  
AVERAGE HH SIZE  
53.9  
MEDIAN AGE  
\$40,800  
MEDIAN HH INCOME

[LEARN MORE](#)

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