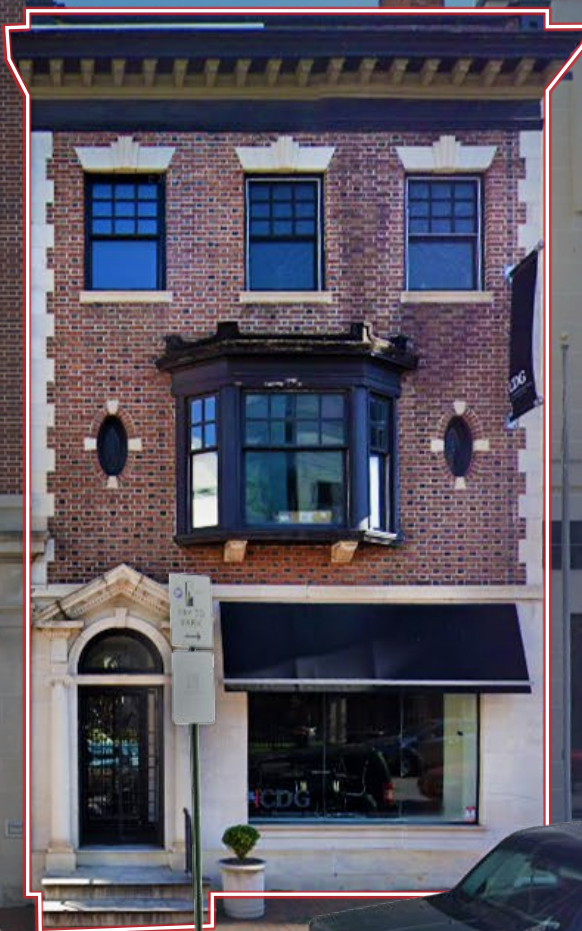


FOR SALE

 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

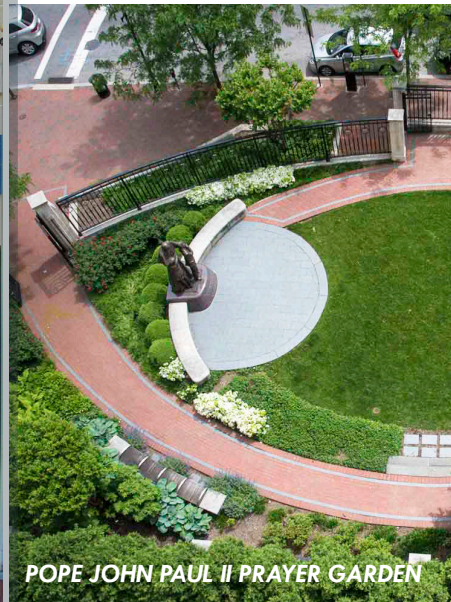
C-5-HT (Downtown Historic and Traditional Subdistrict)

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



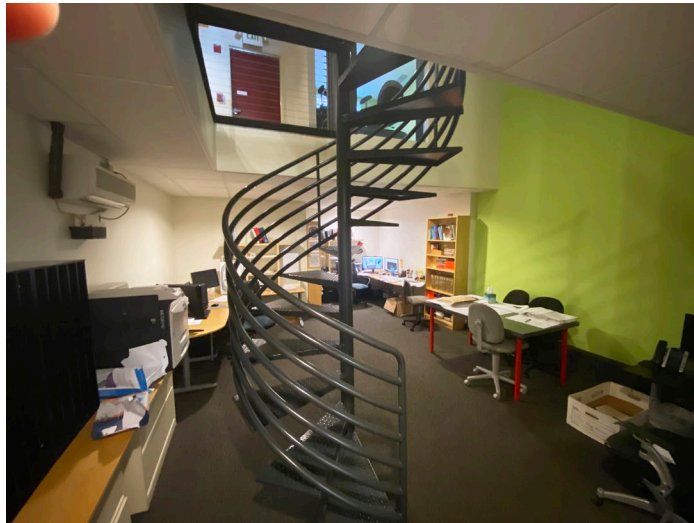
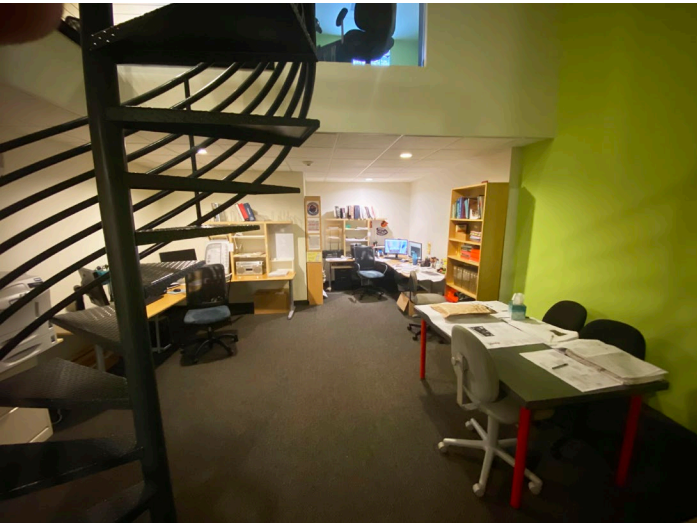
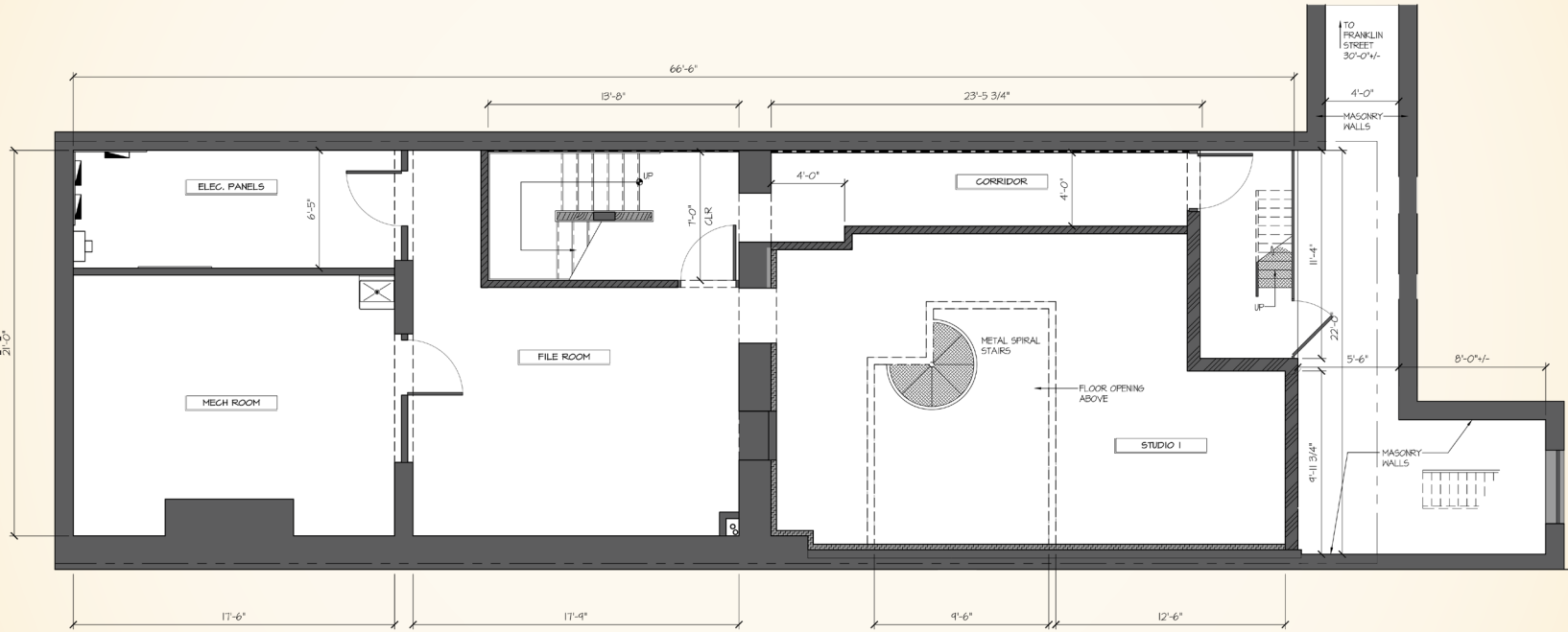
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Baltimore City, Maryland

LOWER LEVEL

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

1,327 SF ±



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Karen Deeley | Senior Vice President
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Jim Grieves | Vice President
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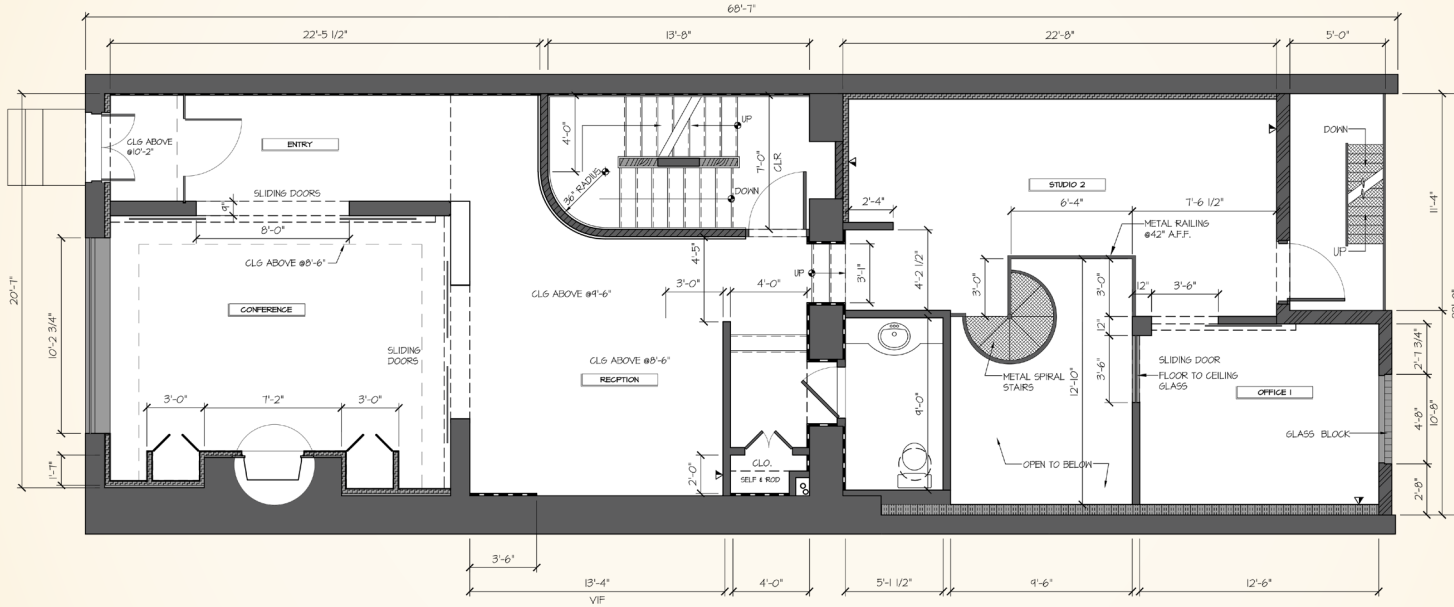


Baltimore City, Maryland

1ST FLOOR

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

1,342 SF ±



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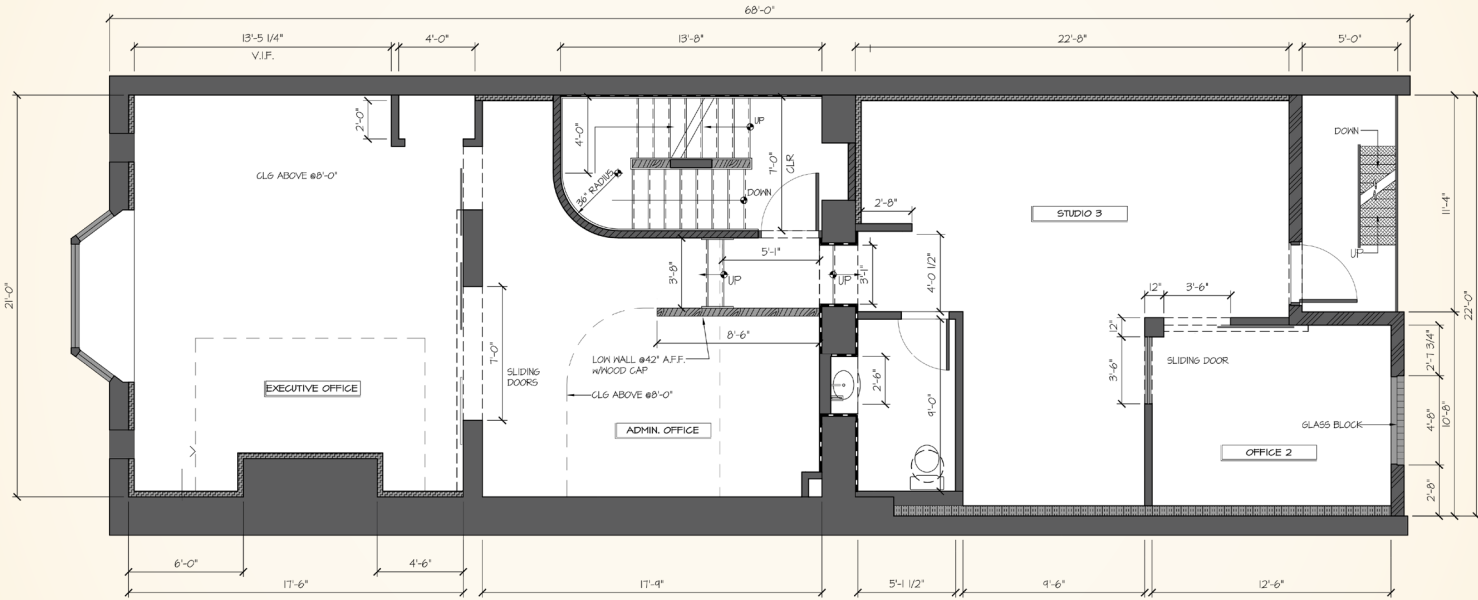


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2ND FLOOR PLAN

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

1,333 SF ±



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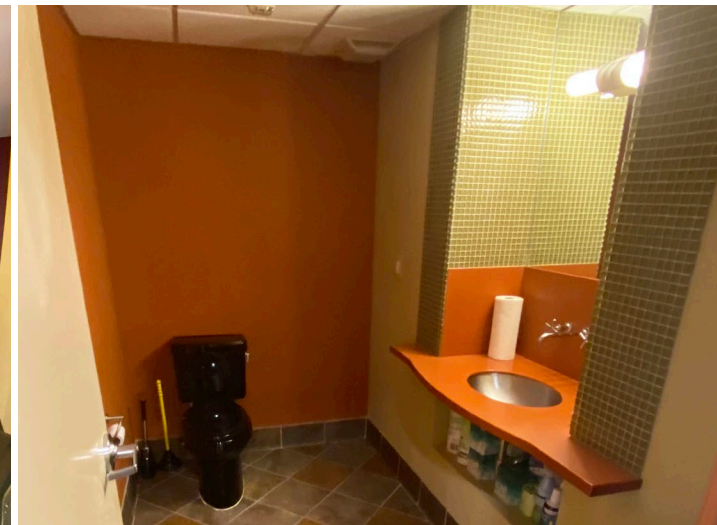
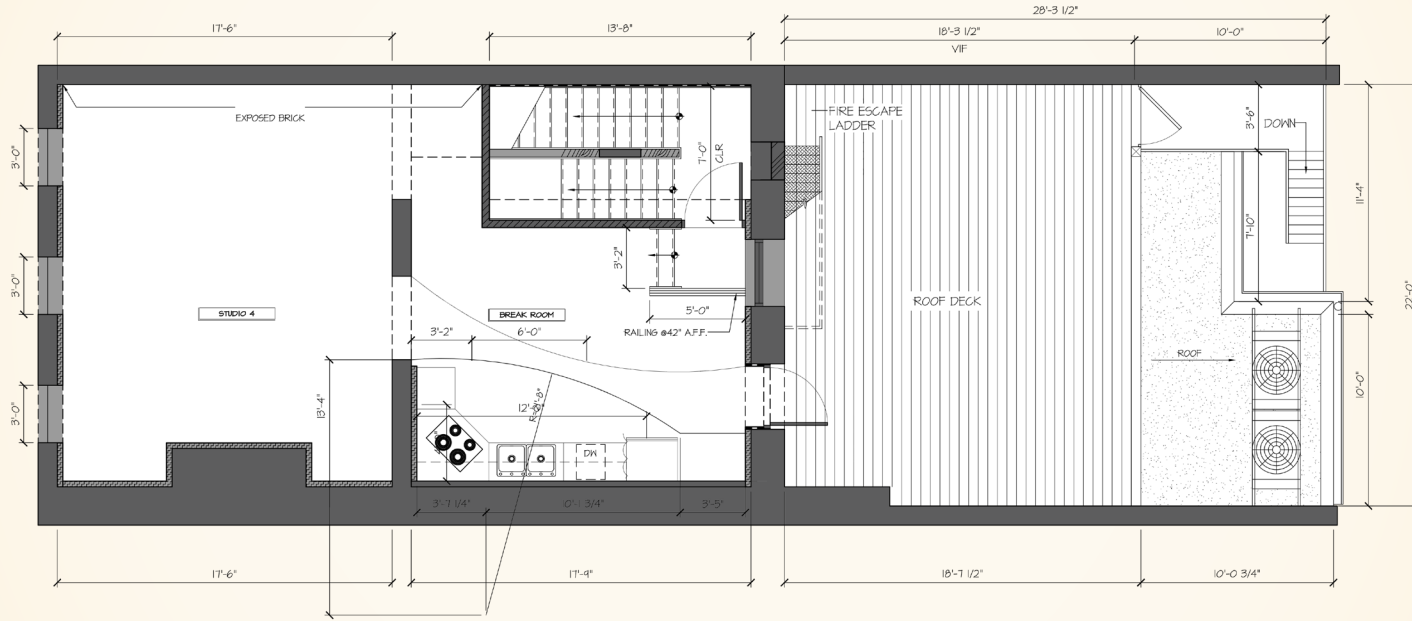


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3RD FLOOR PLAN

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

747 SF ±



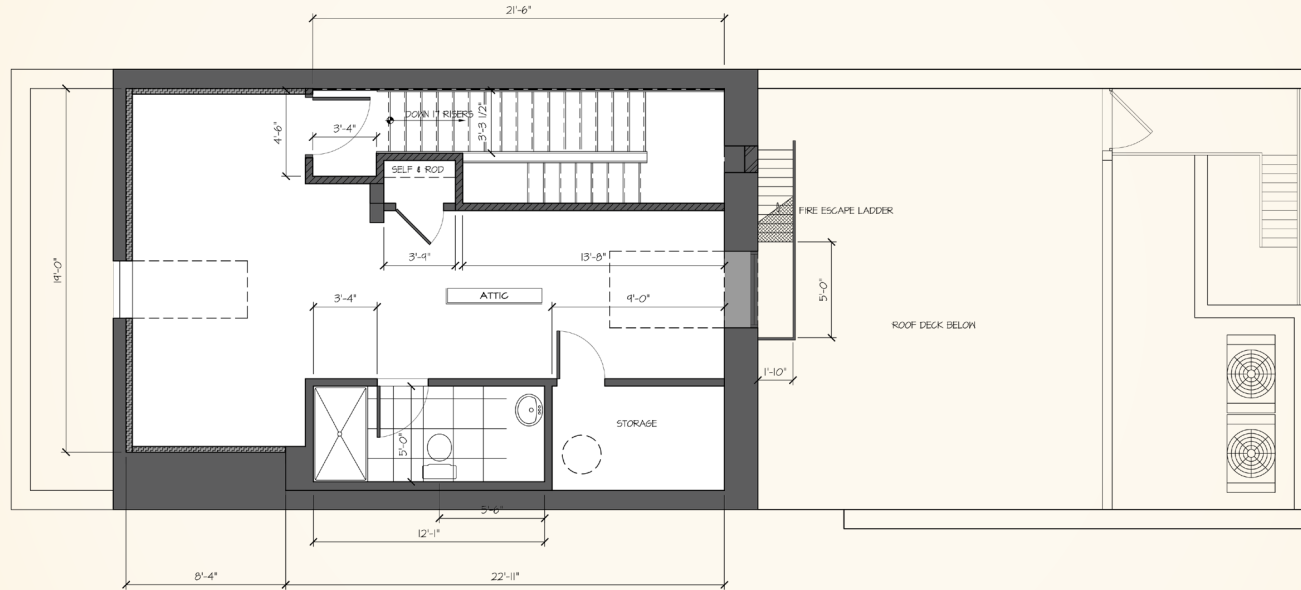
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4TH FLOOR PLAN

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

639 SF ±

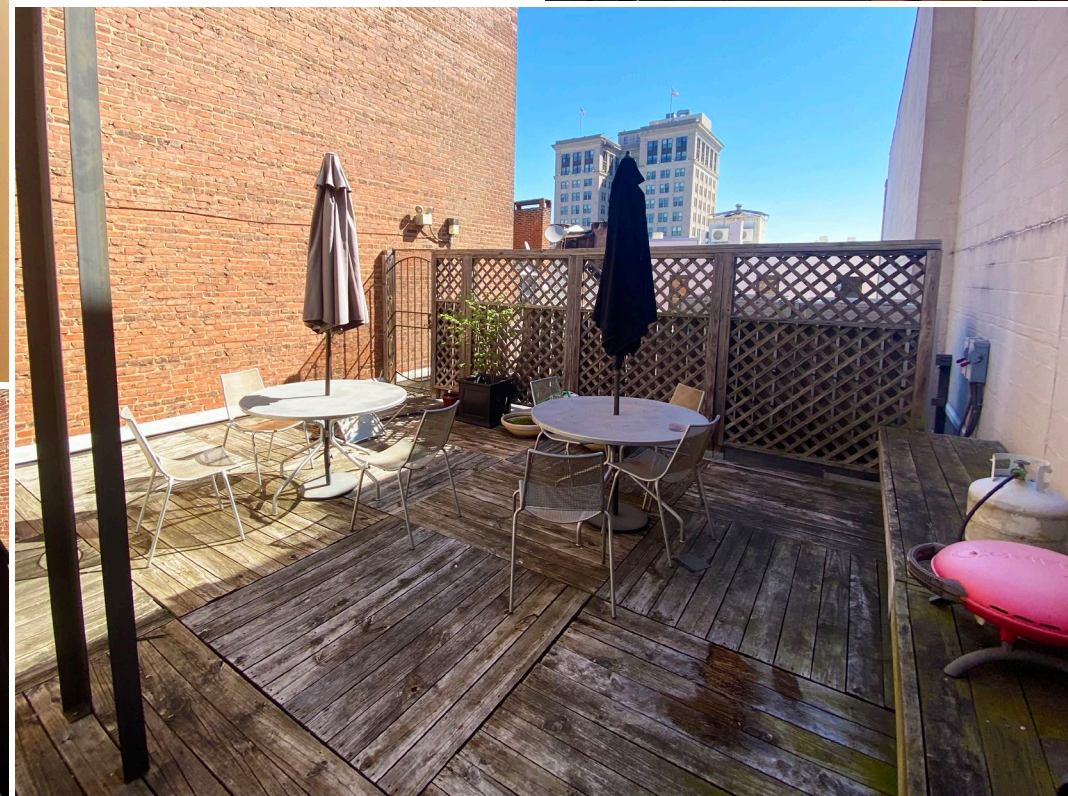
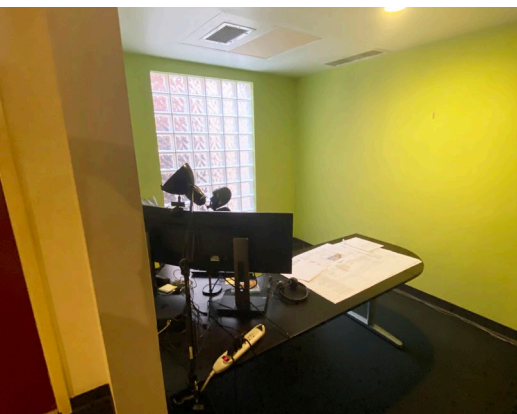
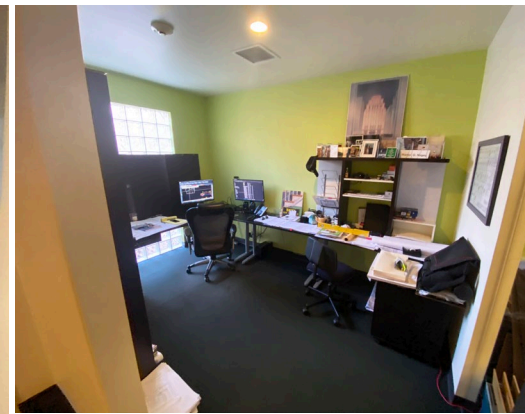
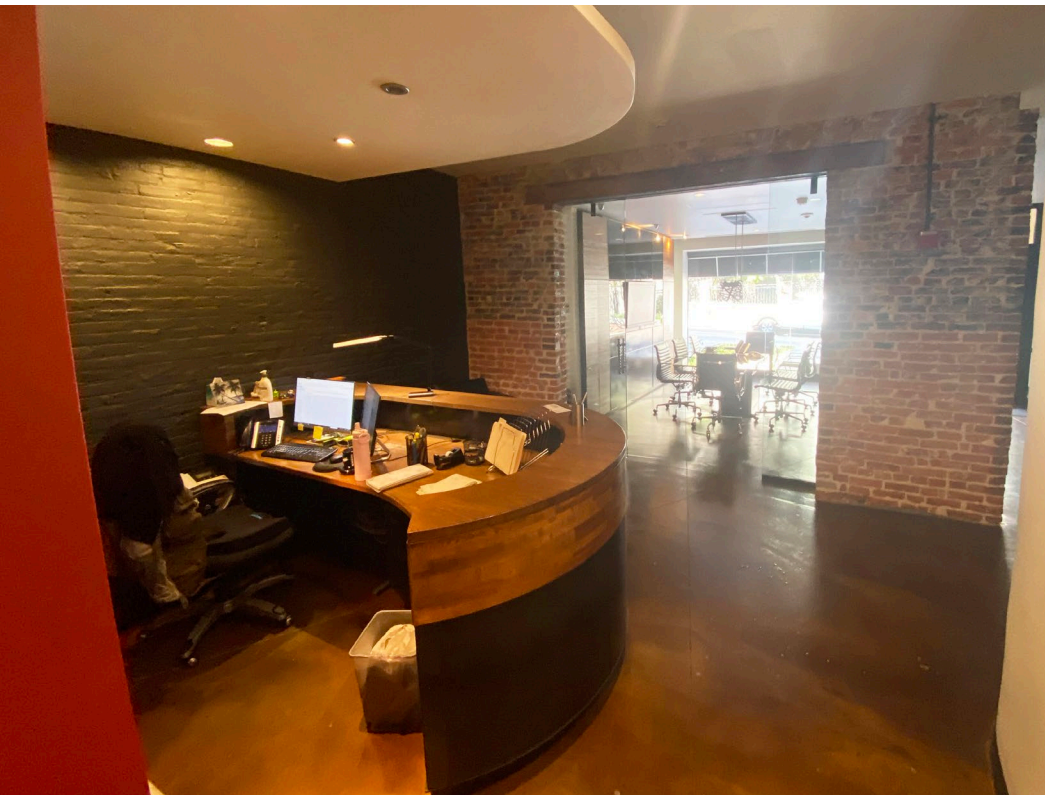


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Baltimore City, Maryland

ADDITIONAL PHOTOS

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



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Baltimore City, Maryland

LOCAL BIRDSEYE

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



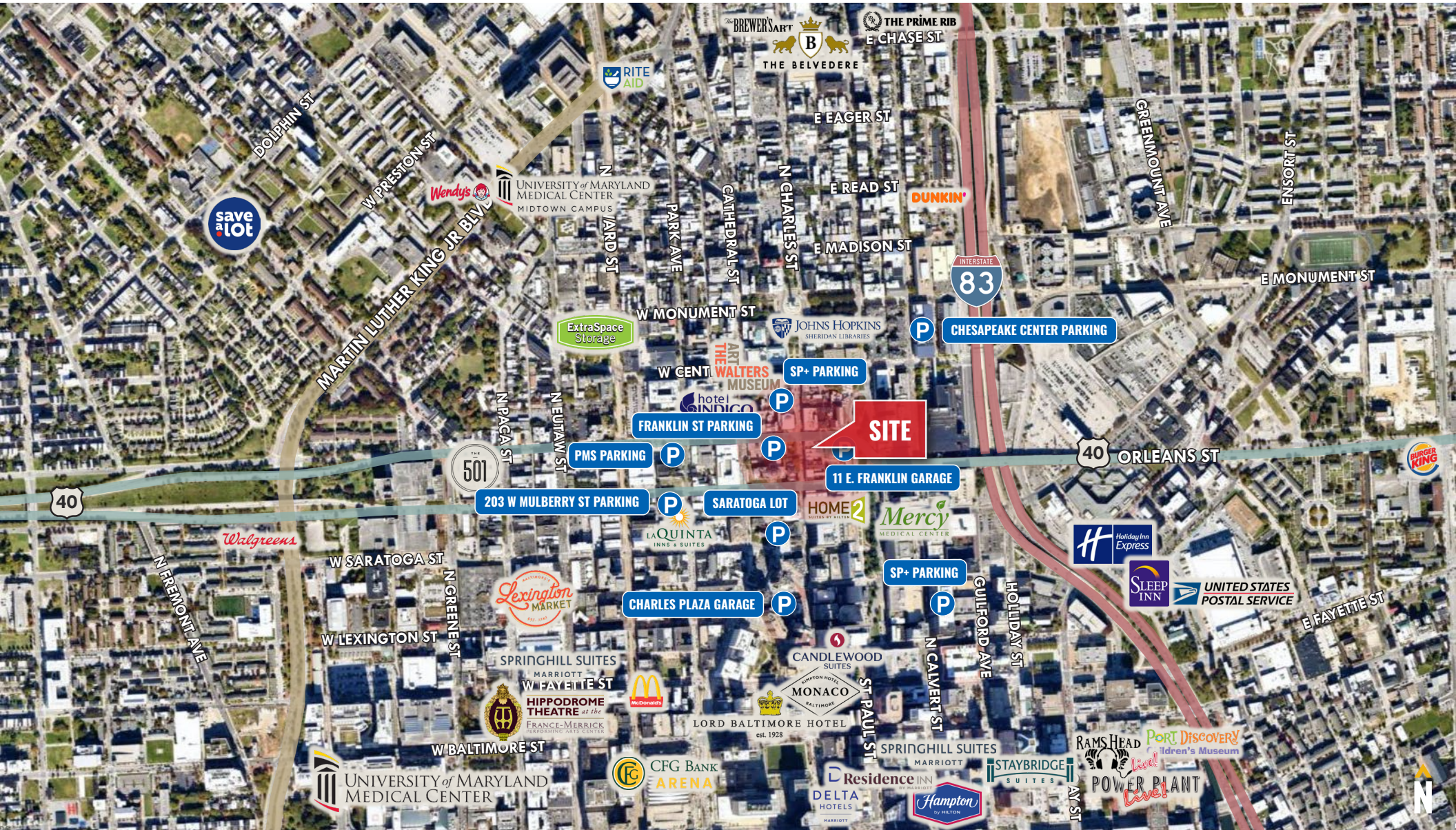
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Baltimore City, Maryland

TRADE AREA

419 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

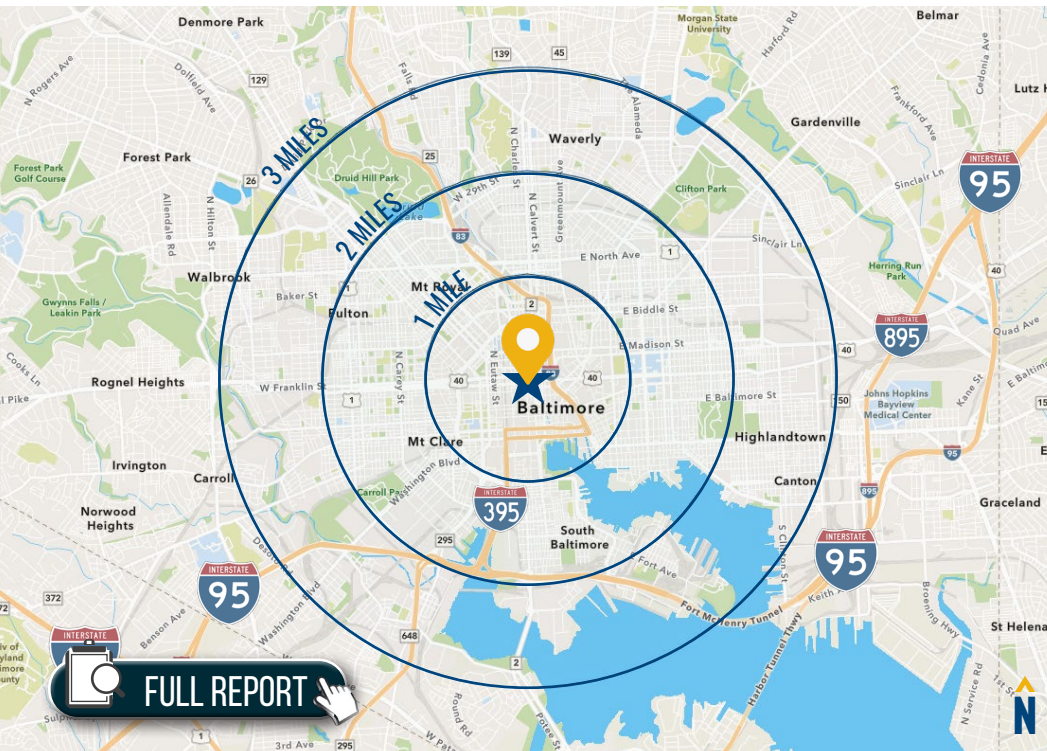


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Baltimore City, Maryland

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

[LEARN MORE](#)

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

16% CITY COMMONS
1 MILE

[LEARN MORE](#)

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

9% SOCIAL SECURITY SET
1 MILE

[LEARN MORE](#)

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

7% RETIREMENT COMMUNITIES
1 MILE

[LEARN MORE](#)

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



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