



FOR SALE:

505 KANE STREET

BALTIMORE, MD 21224



NEW HAMPTON INN (2018)
(5 STORIES, 115 ROOMS)
& **EASTERN ANIMAL HOSPITAL (2019)**

SITE

PRESENTED BY:



PRESENTED BY:

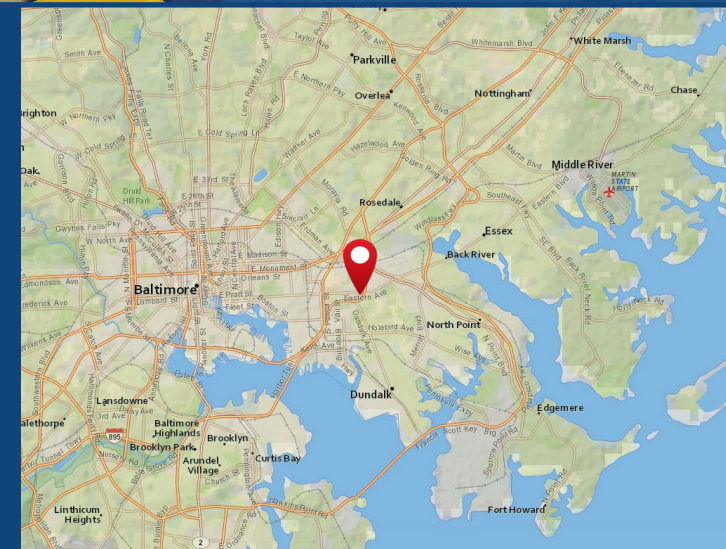
MACKENZIE

INTRODUCTION

MacKenzie Commercial Real Estate Services is pleased to present the opportunity to acquire **505 Kane Street**, a 21,100 ± square foot industrial building on 1.2 acres ± in Baltimore, Maryland. The property is 100% occupied by Habitat for Humanity ReStore: Dundalk, Buy-Right Kitchen and Bath and a Clear Channel billboard lease. The site, located just south of Eastern Avenue (Route 150) enjoys easy access to major highways and is a short drive to a number of amenities and land-marks, including Johns Hopkins Bayview Medical Center and the Port of Baltimore. 505 Kane Street has a 2021 Net Operating Income of **\$174,325** from its mix of local credit tenants.

INVESTMENT HIGHLIGHTS

- » 100% occupancy with an **NOI of \$174,325**
- » **I-2 Zoning is a highly sought after heavy industrial zone within Baltimore City which allows for a wide array of uses**
- » **Excellent access to major highways (I-95, I-895, I-695 and Route 40/Pulaski Highway)**
- » **Well maintained premises/property**
- » **Located in a mixed-use corridor within a heavily populated area in East Baltimore**



INVESTMENT OVERVIEW

Address	505 Kane Street Baltimore, MD 21224
Parcel/ Property Tax ID	Ward-26 Section-01 Block-6703 Lot-008 (26-01-6703-008)
Acreage	1.2 Acres ±
Building Size	21,100 sf ±
Occupancy	100%
Year Built	1968
Levels	2
Construction	Masonry
Ceiling Height	14'-18'
Dock Doors	2 total
Columns	30' w x 32' d
Sprinklers	Wet
Parking	26 on-site parking spaces
Zoning	I-2 (General Industrial District) The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. General industrial uses include fabrication, warehousing and assembly-type manufacturing, which typically includes outdoor storage and related outdoor activities. Commercial uses and outdoor storage of materials are allowed.

ASKING PRICE:

NEGOTIABLE



ANDREW MEEDER
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881
AMEEDER@MACKENZIECOMMERCIAL.COM



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205
DHUDAK@MACKENZIECOMMERCIAL.COM

Mackenzie Commercial Real Estate Services, LLC
410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202
www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.