

FOR SALE

 Baltimore City, Maryland

OFFICE & APARTMENT BUILDINGS

1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

BUILDING SIZES

1009 N. Charles St: 10,019 sf ±

1011 N. Charles St: 7,680 sf ±

Total: 17,699 sf ± Gross

LOT SIZES

1009 N. Charles St: 4,606 sf

1011 N. Charles St: 4,964 sf

Total: 7,680 sf (51'x185' combined lots)

ZONING

C-2 (Community Commercial District)

SALE PRICE

\$1,985,000.00

HIGHLIGHTS

- ▶ 1009 N. Charles Street:
 - » Office Building
 - » 4 parking spaces
- ▶ 1011 N. Charles Street:
 - » Office on 1st floor
 - » 5 apts. on 2nd-4th floors
- ▶ Located in the heart of Mount Vernon (4 blocks from Penn Station)
- ▶ Dramatic property with redevelopment potential
- ▶ Easy access to I-83 and CBD
- ▶ Excellent user buyer opportunity



FOR SALE

Baltimore City, Maryland

PROPERTY OVERVIEW

1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



	1009 N. CHARLES ST.	1011 N. CHARLES ST.
Parcel ID	Ward 11, Section 12, Block 0506, Lot 005	Ward 11, Section 12, Block 0506, Lot 006
Lot Size	4,606 sf (25'-0" x 184'-3")	4,964 sf (26'-10" x 185'-0")
Building Size	10,019 sf ± Gross (5 Levels)	7,680 sf ± Gross (4 Levels)
Floor Sizes	Ground Floor: 2,318 sf ± 1st Floor: 3,008 sf ± 2nd Floor: 1,629 sf ± 3rd Floor: 1,532 sf ± 4th Floor: 1,532 sf ±	
Year Built	Est. 1900	Est. 1900
Construction	Masonry	Masonry
Ceiling Height	7'-3"-12'9"	
Parking	4 parking spaces (Abundant parking nearby)	6 parking spaces (Abundant parking nearby)
Current Use	Office space	1st Floor is office. Floors 2-4 are (5) apt. units.
Property Tax	\$12,559.92 (July 1, 2022-June 30, 2023)	\$11,549.84 (July 1, 2022-June 30, 2023)
Zoning	C-2 (Small to Medium Commercial Usage: allows for retail, office and residential)	
Notes	Central HVAC Ceiling Height: 7'-3" - 12'-9" Can be purchased separately or with 1011 N. Charles Street	(4) large 1BD/1BA units (1) large 2BD/1BA unit Below market rental rates Electric appliances, tile kitchen floors, hardwood floors and common laundry in basement

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CASH FLOW: 12 MONTHS (1011 N. CHARLES ST.)

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1011 N. CHARLES STREET:

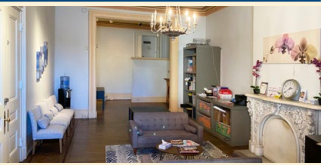

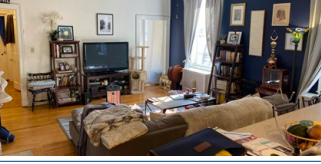
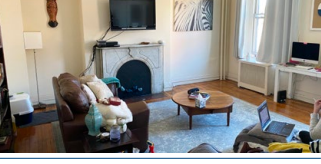
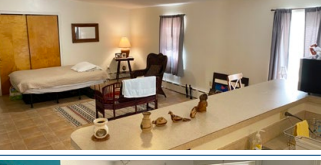
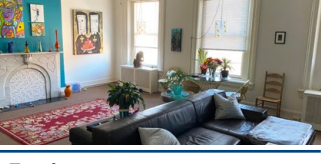
	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	OCT 2023	NOV 2023	DEC 2023	TOTAL
INCOME													
Rent/Lease Income	\$4,980.25	\$5,520.09	\$5,520.00	\$5,520.00	\$4,470.00	\$6,586.00	\$5,619.00	\$5,640.00	\$5,640.00	\$5,640.00	\$5,640.00	\$5,640.00	\$66,415.34
Non Refundable Pet Fee	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Monthly Pet Fee	23.22	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	353.22
Tenant Reimbursement	0.00	79.00	0.00	79.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.00
Tenant Water Reimbursement	97.93	251.13	129.09	237.75	77.35	169.03	57.06	22.51	43.27	31.78	133.56	56.35	1,306.81
Tenant Utility Reimbursement	80.47	420.64	271.84	491.15	97.48	347.69	68.75	162.91	92.44	75.06	158.61	48.72	2,315.76
Total Operating Income	5,281.87	6,300.86	5,950.93	6,357.90	4,674.83	7,132.72	5,774.81	6,855.42	5,805.71	5,776.84	5,962.17	5,775.07	70,649.13
EXPENSES													
Cleaning	0.00	0.00	0.00	0.00	45.00	0.00	0.00	45.00	0.00	45.00	60.00	180.00	375.00
Gas and Electric	0.00	0.00	0.00	0.00	0.00	0.00	209.78	215.91	0.00	0.00	0.00	0.00	425.69
Pest Control	0.00	0.00	0.00	199.50	199.50	0.00	199.50	0.00	0.00	199.50	0.00	199.50	997.50
Interest on Security Deposit	0.00	34.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.30
Lead Inspections	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
Lead Paint Registration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
Maintenance & Repair	972.80	347.29	462.65	332.52	45.00	45.00	221.59	300.12	336.94	210.20	695.15	479.87	4,449.13
Management Fee	422.55	504.07	476.07	508.63	373.99	570.62	461.98	468.43	464.46	462.15	476.97	462.01	5,651.93
Water	349.93	476.72	417.84	449.60	96.51	82.48	82.61	84.85	85.30	318.98	333.30	244.46	3,022.58
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00	0.00	210.00
Yard Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	120.00
PS Gas and Electric	775.45	954.65	875.96	566.62	349.09	248.39	0.00	0.00	200.19	189.66	245.70	0.00	4,405.71
Oversight Fee	62.00	9.00	0.00	0.00	39.90	39.90	0.00	39.90	9.00	0.00	48.90	54.00	302.60
Total Operating Expenses	2,742.73	2,326.03	2,232.52	2,056.87	1,148.99	986.39	1,175.46	1,154.21	1,095.89	1,425.49	2,070.02	1,889.84	20,304.44
NOI - Net Operating Income	2,539.14	3,974.83	3,718.41	4,301.03	3,525.84	6,146.33	4,599.35	4,701.21	4,709.82	4,351.35	3,892.15	3,885.23	50,344.69
Total Income	5,281.87	6,300.86	5,950.93	6,357.90	4,674.83	7,132.72	5,774.81	5,855.42	5,805.71	5,776.84	5,962.17	5,775.07	70,649.13
Total Expenses	2,742.73	2,326.03	2,232.52	2,056.87	1,148.99	986.39	1,175.46	1,154.21	1,095.89	1,425.49	2,070.02	1,889.84	20,304.44
Net Income	2,539.14	3,974.83	3,718.41	4,301.03	3,525.84	6,146.33	4,599.35	4,701.21	4,709.82	4,351.35	3,892.15	3,885.23	50,344.69
OTHER ITEMS													
1035: Security Deposit Bank Account	0.00	1,095.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,095.00
2015: Broker Held Security Deposit Liability	0.00	-1,095.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,095.00
Prepaid Liability	110.00	1,100.00	-1,245.00	1,245.00	-2,310.00	0.00	1,320.00	-60.00	-109.56	59.56	1,150.00	-2,310.00	-1,050.00
Owner Withdrawal	-2,499.24	-3,974.83	-3,718.41	-4,301.03	-3,525.84	-6,146.33	-4,599.35	-4,701.21	-4,709.82	-4,351.35	-3,892.15	-3,885.23	-50,304.79
Net Other Items	-2,389.24	-2,874.83	-4,963.41	-3,056.03	-5,835.84	-6,146.33	-3,279.35	-4,761.21	-4,819.38	-4,291.79	-2,742.15	-6,195.23	-51,354.79
Cash Flow	149.90	1,100.00	-1,245.00	1,245.00	-2,310.00	0.00	1,320.00	-60.00	-109.56	59.56	1,150.00	-2,310.00	-1,010.10
Beginning Cash	3,185.10	3,335.00	4,435.00	3,190.00	4,435.00	2,125.00	2,125.00	3,445.00	3,385.00	3,275.44	3,335.00	4,485.00	3,185.10
Beginning Cash + Cash Flow	3,335.00	4,435.00	3,190.00	4,435.00	2,125.00	2,125.00	3,445.00	3,385.00	3,275.44	3,335.00	4,485.00	2,175.00	2,175.00

FOR SALE

Baltimore City, Maryland

RENT ROLL: 1011 N. CHARLES ST. (AS OF 1/1/24)

1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

1011 N. CHARLES STREET:	UNIT	STATUS	TENANT	MONTHLY RENT	RECURRING CHARGES	DEPOSIT	LEASE FROM	LEASE TO	BD/BA	MARKET RENT
	1st Floor	Vacant-Unrented (1,813 sf)	Office/Retail Space	\$0.00	\$0.00	\$0.00				\$2,800.00/mo.
	2F	Current	Emily I. Foster	\$1,100.00		\$1,000.00	9/21/18	4/30/24	1/1.00	\$1,200.00/mo.
	2R	Current	Perrin J. Robinson	\$1,100.00	\$15.00	\$1,025.00	5/27/21	Move Out 3/31/24	1/1.00	\$1,200.00/mo.
	3F	Current	Geoffrey R. Krist	\$1,340.00		\$1,095.00	1/14/23	1/31/25	1/1.00	\$1,400.00/mo.
	3R	Current	Anna M. Gerse	\$1,075.00		\$1,000.00	1/12/18	6/30/24	1/1.00	\$1,200.00/mo.
	4F	Current	Joseph Palechek	\$1,175.00		\$975.00	9/15/17	7/31/24	1/1.00	\$1,400.00/mo.
Total:	6 Units	83.3% Occupied		\$5,800.00	\$15.00	\$5,095.00				\$9,200.00/mo.

FOR SALE

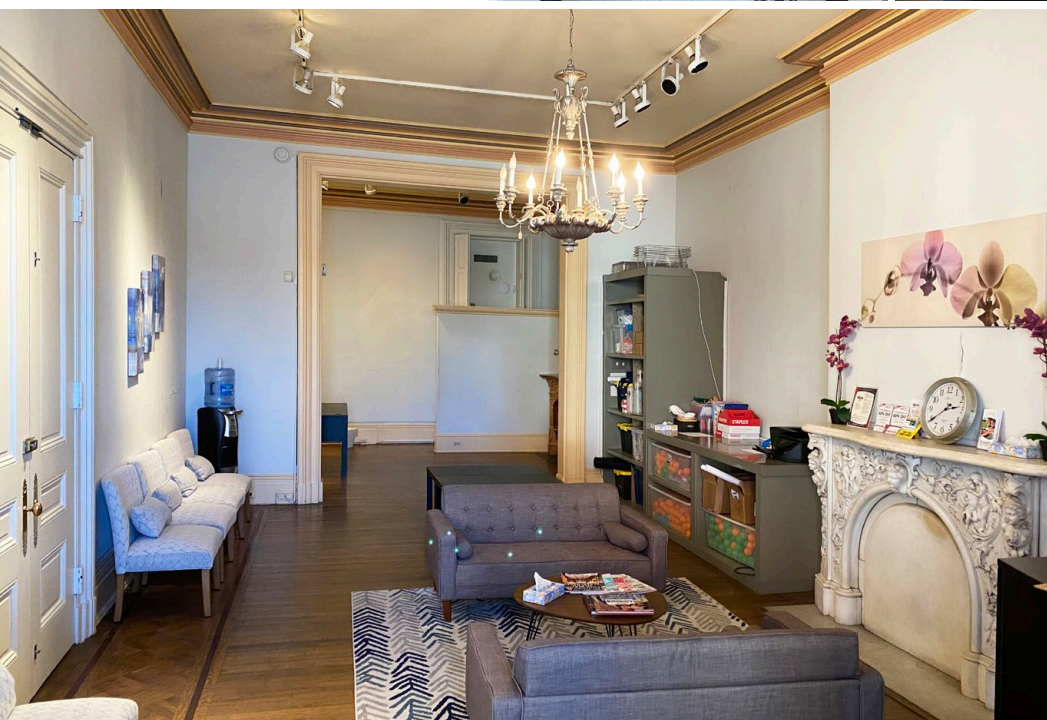
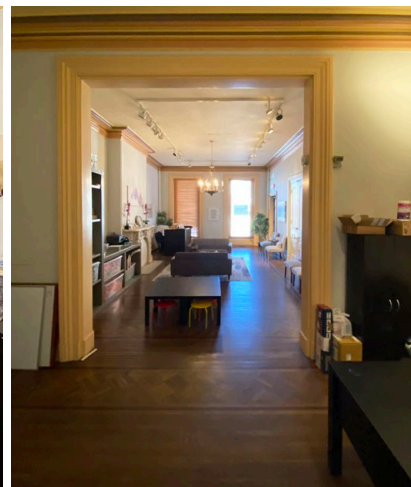
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1011 N. CHARLES STREET: 1ST FLOOR

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1ST FLOOR OFFICE: 1,813 SF

- ▶ Private entrance
- ▶ Large reception and conference room area
- ▶ (3) private offices
- ▶ Open conference room
- ▶ Kitchenette
- ▶ Rear entrance to parking area



FOR SALE

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1011 N. CHARLES STREET: 2ND FLOOR

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UNIT 2F:

- ▶ Entrance hallway
- ▶ Large living room/dining room area
- ▶ Kitchen
- ▶ Work room/office
- ▶ (1) bedroom
- ▶ Full bathroom



UNIT 2R:

- ▶ Large living room/dining room area
- ▶ Kitchen
- ▶ Work room/office
- ▶ (2) bedrooms
- ▶ Full bathroom



FOR SALE

Baltimore City, Maryland

1011 N. CHARLES STREET: 3RD FLOOR

1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

UNIT 3F:

- ▶ Entrance hallway
- ▶ Large living room/dining room area
- ▶ Kitchen
- ▶ Work room/office
- ▶ (1) bedroom
- ▶ Full bathroom



UNIT 3R:

- ▶ Large living room/dining room area
- ▶ Kitchen
- ▶ Work room/office
- ▶ (1) bedroom
- ▶ Full bathroom



FOR SALE

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1011 N. CHARLES STREET: 4TH FLOOR

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UNIT 4F:

- ▶ Entry hallway
- ▶ Kitchen
- ▶ Large living room/dining room area
- ▶ (1) bedroom
- ▶ Full bathroom



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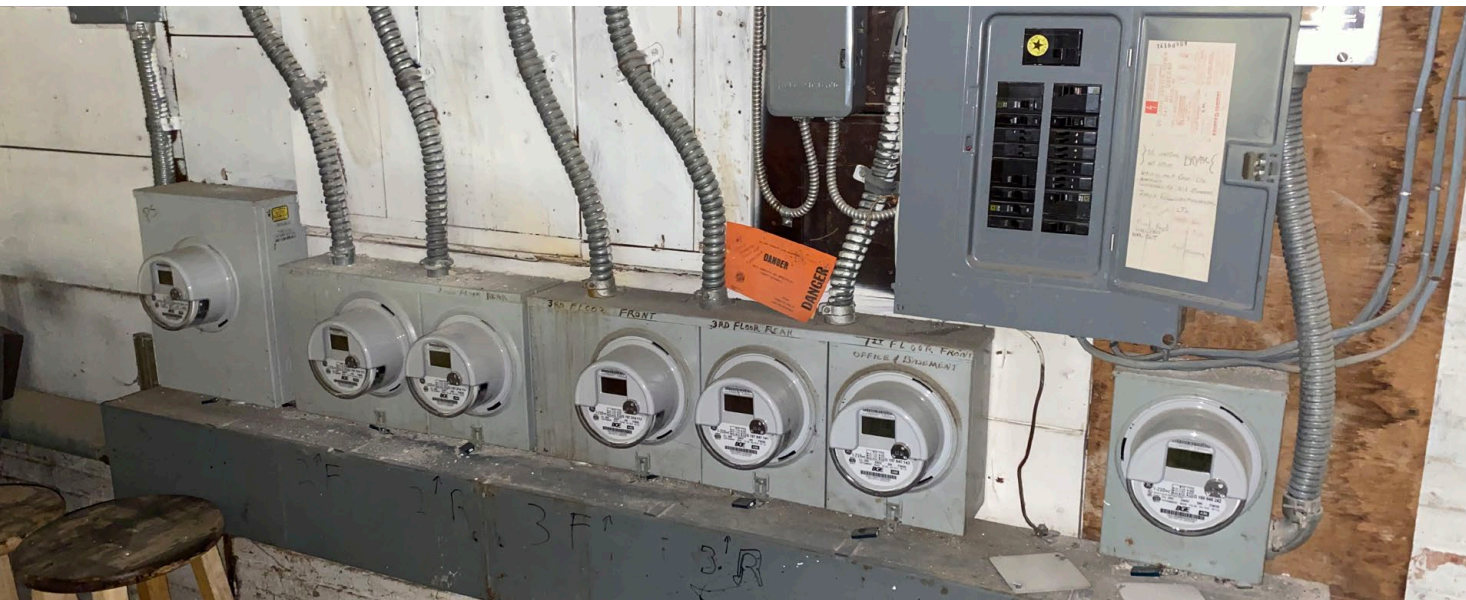
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1011 N. CHARLES STREET: PHOTOS

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PARKING LOT



FOR SALE

Baltimore City, Maryland

1009 N. CHARLES STREET: PHOTOS

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1009 N. CHARLES STREET: GROUND FLOOR

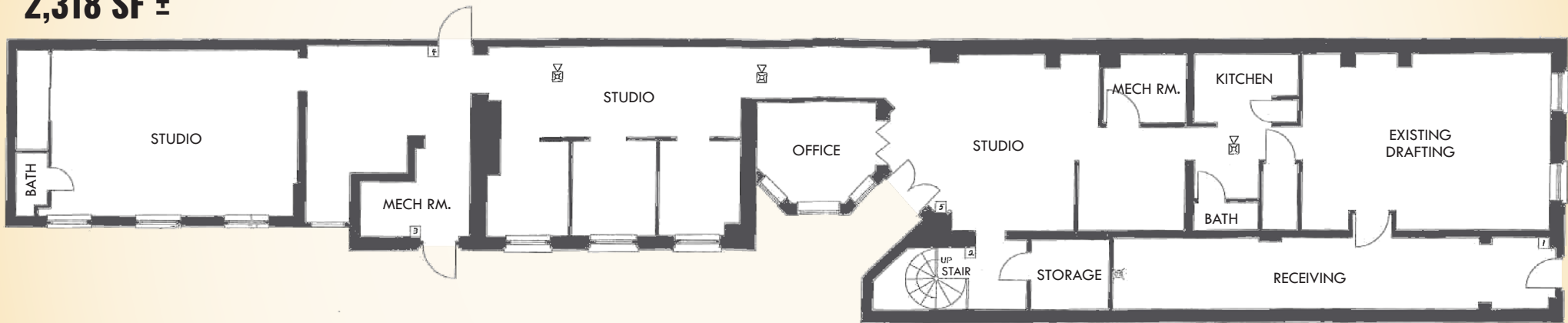
1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

HIGHLIGHTS:

- ▶ Entrance from parking area
- ▶ Separate entrance to Charles St
- ▶ Kitchen/break room
- ▶ (4) large studio areas
- ▶ Storage and mechanic space
- ▶ 2,318 sf ±



2,318 SF ±



* Plans not exact.

FOR SALE

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1009 N. CHARLES STREET: 1ST FLOOR

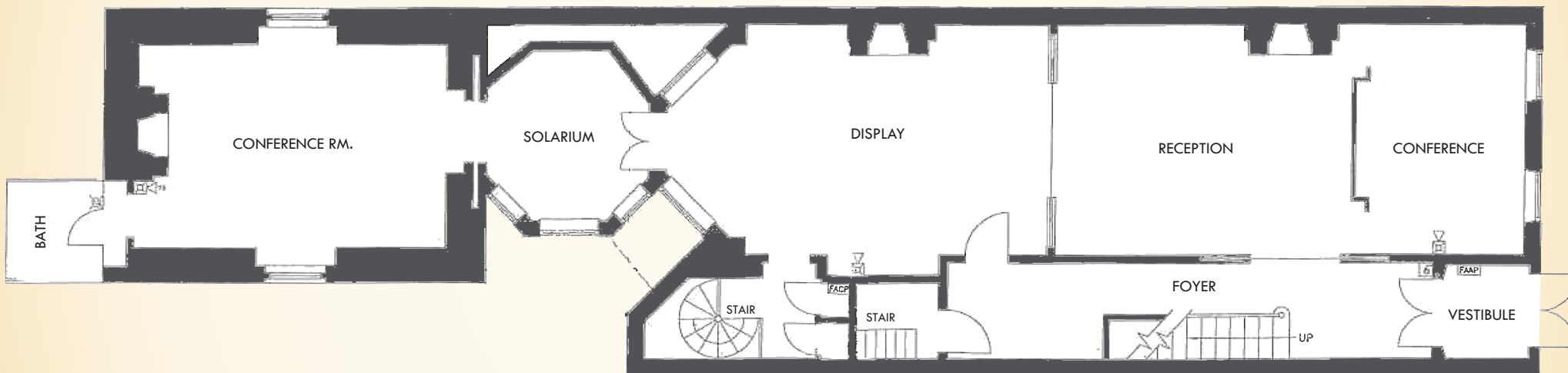
1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

HIGHLIGHTS:

- ▶ Reception area/Conference rm.
- ▶ (3) large work areas
- ▶ Bathroom
- ▶ Solarium
- ▶ Dramatic entrance, hallway and stairwell



3,008 SF ±



* Plans not exact.

FOR SALE

Baltimore City, Maryland

1009 N. CHARLES STREET: 2ND FLOOR

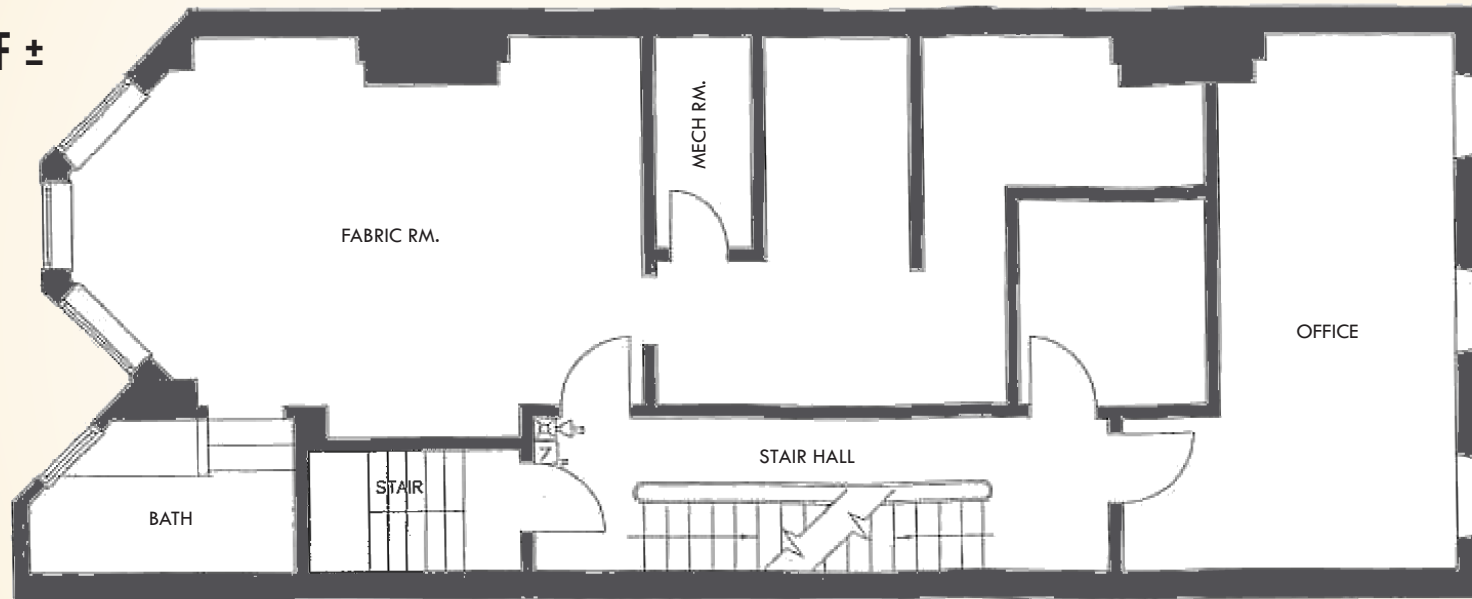
1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

HIGHLIGHTS:

- ▶ Large office
- ▶ Small office
- ▶ Large work area
- ▶ Full bathroom
- ▶ Work and file area
- ▶ 11'-1" ceiling height



1,629 SF ±



* Plans not exact.

FOR SALE

Baltimore City, Maryland

1009 N. CHARLES STREET: 3RD FLOOR

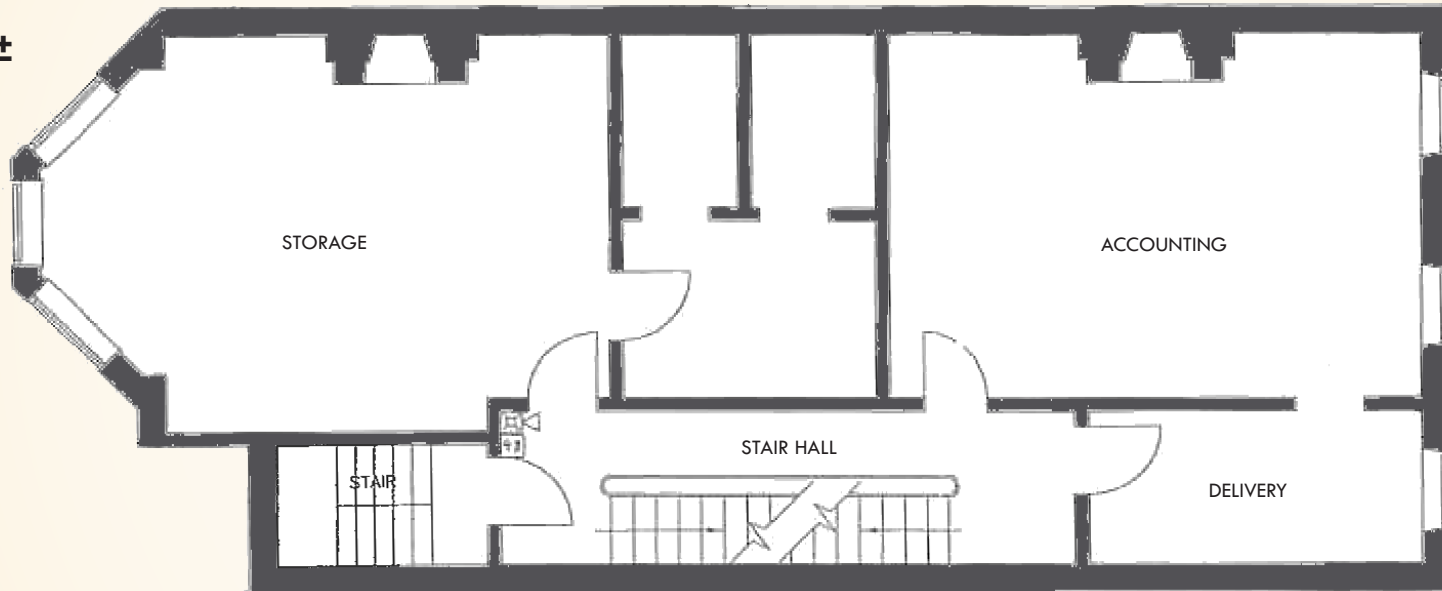
1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

HIGHLIGHTS:

- ▶ Unimproved space
- ▶ (2) large work areas
- ▶ Office and storage
- ▶ (2) fireplaces
- ▶ 10'-7" ceiling height



1,532 SF ±



* Plans not exact.

FOR SALE

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1009 N. CHARLES STREET: 4TH FLOOR

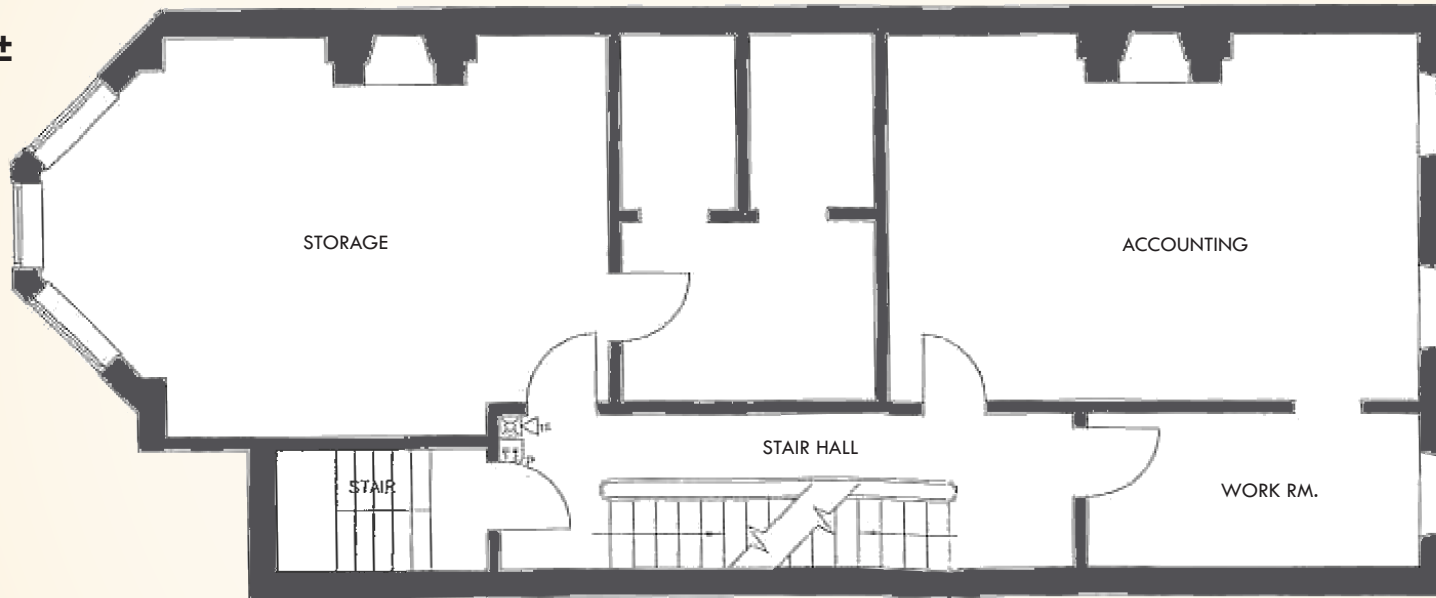
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HIGHLIGHTS:

- ▶ Unimproved space
- ▶ (2) large work areas
- ▶ Office and storage
- ▶ Stairway to attic
- ▶ (2) fireplaces
- ▶ 10'-5" ceiling height



1,532 SF ±



* Plans not exact.

FOR SALE



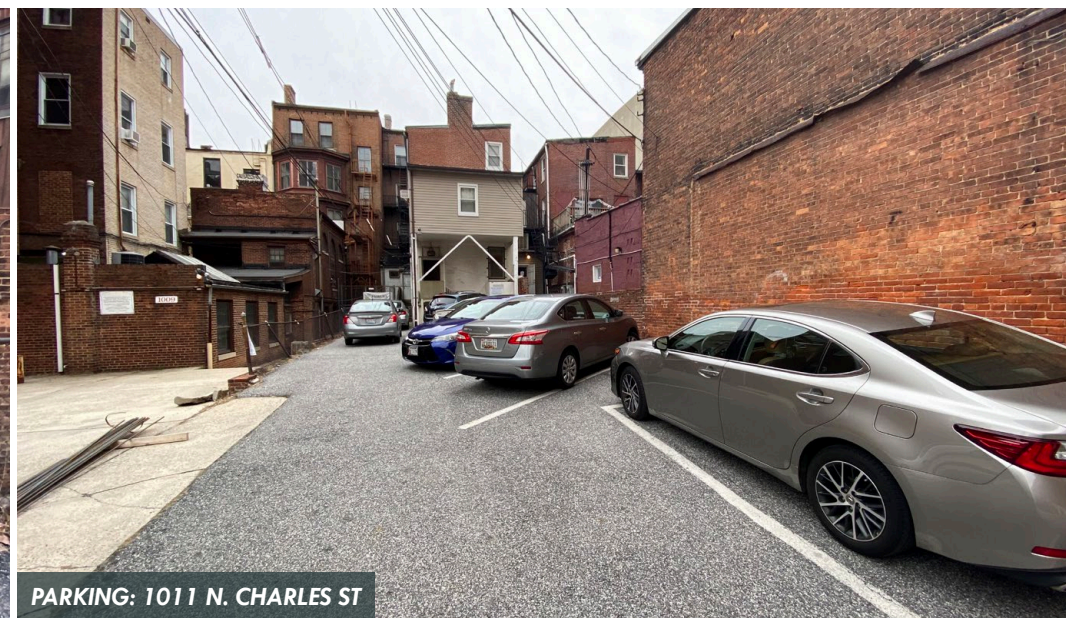
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1009 N. CHARLES STREET: REAR PHOTOS

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PARKING: 1009 N. CHARLES ST



PARKING: 1011 N. CHARLES ST

FOR SALE



Baltimore City, Maryland

BIRDSEYE / NEARBY PARKING

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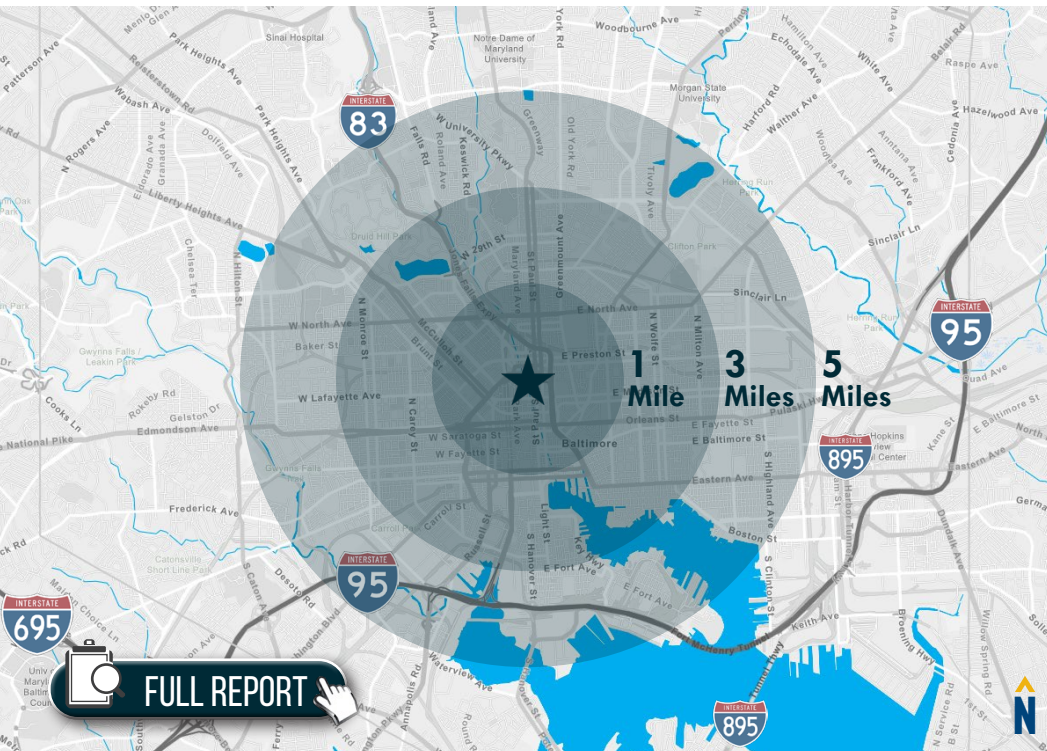
FOR SALE



Baltimore City, Maryland

LOCATION / DEMOGRAPHICS (2022)

1009 & 1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



FULL REPORT

RESIDENTIAL POPULATION

46,886
1 MILE
160,444
3 MILES
275,507
5 MILES

NUMBER OF HOUSEHOLDS

24,674
1 MILE
76,798
3 MILES
127,018
5 MILES

AVERAGE HH SIZE

1.73
1 MILE
1.99
3 MILES
2.10
5 MILES

MEDIAN AGE

33.0
1 MILE
34.3
3 MILES
35.3
5 MILES

AVERAGE HH INCOME

\$76,443
1 MILE
\$87,726
3 MILES
\$95,609
5 MILES

EDUCATION (COLLEGE+)

63.6%
1 MILE
60.6%
3 MILES
60.2%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.0%
1 MILE
94.2%
3 MILES
94.5%
5 MILES

DAYTIME POPULATION

96,207
1 MILE
263,294
3 MILES
375,952
5 MILES

44%
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

15%
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

15%
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%
SET TO IMPRESS
1 MILE

Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

2.12
AVERAGE HH SIZE
33.9
MEDIAN AGE
\$32,800
MEDIAN HH INCOME

LEARN MORE



SITE



JIM GRIEVES

VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3202

JGRIEVES@MACKENZIECOMMERCIAL.COM

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

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