

FOR SALE

 Baltimore City, Maryland

1009 & 1011 NORTH CHARLES STREET

BALTIMORE, MARYLAND 21201

BUILDING SIZE

1009 - 10,019 sf ± Gross

1011 - 7,680 sf ± Gross

Total - 17,699 sf ± Gross

LOT SIZE

1009 - 4,606 sf

1011 - 4,964 sf

Total - 7,680 sf

51' x 185' combined lots

ZONING

C-2

SALE PRICE

\$2,100,000

HIGHLIGHTS

- » 1009 - office building
- » 1011 - office on 1st floor
- 5 apartments on 2nd - 4th floors
- » 1009 - 4 parking spaces
- » 1011 - 6 parking spaces
- » Located in the heart of Mt. Vernon
- » Dramatic property with redevelopment potential



FOR SALE

 Baltimore City, Maryland

PROPERTY DESCRIPTION

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Address:	1009 North Charles Street Baltimore, Maryland 21201 Ward 11, Section 12, Block 0506, Lot 005
Zoning:	C-2, Small to Medium Commercial Usage, allows for retail, office, and residential.
Lot Size:	4,606 square feet, 25' x 184'3"
Building Size (All):	Approximately 10,019 square feet (on 5 levels)
Floor Sizes:	Ground Floor: 2,318 ± square feet 1st Floor: 3,008 ± square feet 2nd Floor: 1,629 ± square feet 3rd Floor: 1,532 ± square feet 4th Floor: 1,532 ± square feet
Year Built:	Est. 1900
Parking:	4 spaces
Current Use:	Office space
2019-2020 Property Tax:	\$10,360.40
Comments:	<ul style="list-style-type: none">• 5 story masonry building• Located in the heart of Mt. Vernon• 4 blocks from Penn Station• Ceiling height: 7'3" - 12'9"• Abundance of parking in the area• Easy access to I-83 and CBD• Excellent user buyer opportunity• Central HVAC• Can be purchased separately or with 1011 N. Charles Street• Dramatic property with redevelopment potential

FOR SALE

 Baltimore City, Maryland

PROPERTY DESCRIPTION

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Address:	1011 North Charles Street Baltimore, Maryland 21201 Ward 11, Section 12, Block 0506, Lot 006
Zoning:	C-2, Small to Medium Commercial Usage, allows for retail, office, and residential.
Lot Size:	4,964 square feet, 26'10" x 185'
Building Size (All):	Approximately 7,680 square feet (on 4 levels)
Year Built:	Est. 1900
Parking:	6 spaces
Current Use:	First floor is office. Floors 2-4 are 5 apartment units
2019-2020 Property Tax:	\$11,368.12
Comments:	<ul style="list-style-type: none">• Office space leased through May 31, 2020.• Four large 1 bedroom/1 bath units and one large 2 bedroom/1 bath unit fully leased.• Electric appliances, tile kitchen floors, hardwood floors, and common laundry in basement.• Current rental rates are below market.

FOR SALE

Baltimore City, Maryland

CASH FLOW 12 MONTHS

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Properties: 1011 N. Charles St. - 1011 N. Charles St. Baltimore, MD 21201-5493

Period Range: Jan 2019 to Dec 2019

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Operating Income & Expense													
Income													
Rent/Lease Income	7,825.00	7,825.00	7,825.00	7,825.00	7,825.14	7,900.00	7,900.00	7,900.00	7,900.00	7,841.36	7,958.64	7,900.00	94,425.14
Tenant Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.50	34.50
Tenant Water Reimbursement	291.48	334.07	350.54	206.55	105.67	0.00	0.00	0.00	938.51	311.30	442.61	301.99	3,282.72
Tenant Utility Reimbursement	366.40	735.08	808.95	266.33	696.26	423.65	278.85	279.51	405.72	129.21	405.42	248.94	5,044.32
Total Operating Income	8,482.88	8,894.15	8,984.49	8,297.88	8,627.07	8,323.65	8,178.85	8,179.51	9,244.23	8,281.87	8,806.67	8,485.43	102,786.68
Expense													
Property Registration Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
MDE Registration Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
Electric	279.49	260.01	259.70	281.34	341.11	289.90	387.73	498.49	396.66	398.72	210.75	221.10	3,825.00
Gas	629.88	803.05	720.65	0.00	1,041.99	122.66	77.47	82.00	75.69	76.68	184.96	498.26	4,313.29
Pest Control	0.00	88.00	88.00	88.00	213.63	88.00	93.00	93.00	93.00	93.00	93.00	0.00	1,030.63
Lead Inspections	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Lead Paint Registration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
Maintenance & Repair	1,155.91	697.75	870.65	671.02	982.50	0.00	0.00	800.20	141.07	375.76	1,548.69	402.50	7,646.05
Management Fee	678.63	711.53	718.76	663.83	690.17	665.89	654.31	654.36	739.54	662.55	704.53	0.00	7,544.10
Property Registration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00
Property Inspection	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Water	357.45	397.65	417.74	387.60	0.00	0.00	0.00	0.00	2,283.51	504.42	0.00	975.87	5,324.24
Oversight Fee	50.00	47.80	0.00	0.00	175.80	0.00	0.00	0.00	0.00	0.00	0.00	23.80	297.40

Created on 12/31/2019

CASH FLOW 12 MONTHS

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

UNIT	STATUS	MONTHLY RENT	DEPOSIT	LEASE FROM	LEASE TO
1st Floop Office	Current	\$2,650.00	\$5,000.00	4/12/2017	5/31/2020
2 F	Current	1,000.00	\$1,000.00	9/21/2018	8/31/2020
2 R	Current	1,170.00	\$1,150.00	6/23/2014	6/30/2020
3 F	Current	1,080.00	\$1,050.00	4/16/2016	4/30/2020
3 R	Current	1,025.00	\$1,000.00	1/12/2018	6/30/2020
4 F	Current	975.00	\$975.00	9/15/2017	7/31/2020
6 Units	100% Occupied	\$7,900.00	\$10,175.00		

FOR SALE

 Baltimore City, Maryland

1011 N CHARLES - UNIT DESCRIPTIONS

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

UNIT	UNIT
First Floor Office <ul style="list-style-type: none">• Private entrance• Large reception and conference room area• 3 Private offices• Open conference room• Kitchenette• Rear entrance to parking area	3F <ul style="list-style-type: none">• Entrance hallway• Large living room/dining room area• Kitchen• Work room/office• (1) Bedroom• Full Bathroom
2F <ul style="list-style-type: none">• Entrance hallway• Large living room/dining room area• Kitchen• Work room/office• (1) Bedroom• Full Bathroom	3R <ul style="list-style-type: none">• Large living room/dining room area• Kitchen• Work room/office• (1) Bedroom• Full bathroom
2R <ul style="list-style-type: none">• Large living room/dining room area• Kitchen• Work room/office• (2) Bedrooms• Full bathroom	4F <ul style="list-style-type: none">• Entry hallway• Kitchen• Large living room/dining room area• (1) bedroom• Full bathroom

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BUILDING PHOTOS - 1011 N CHARLES

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



Office



Office



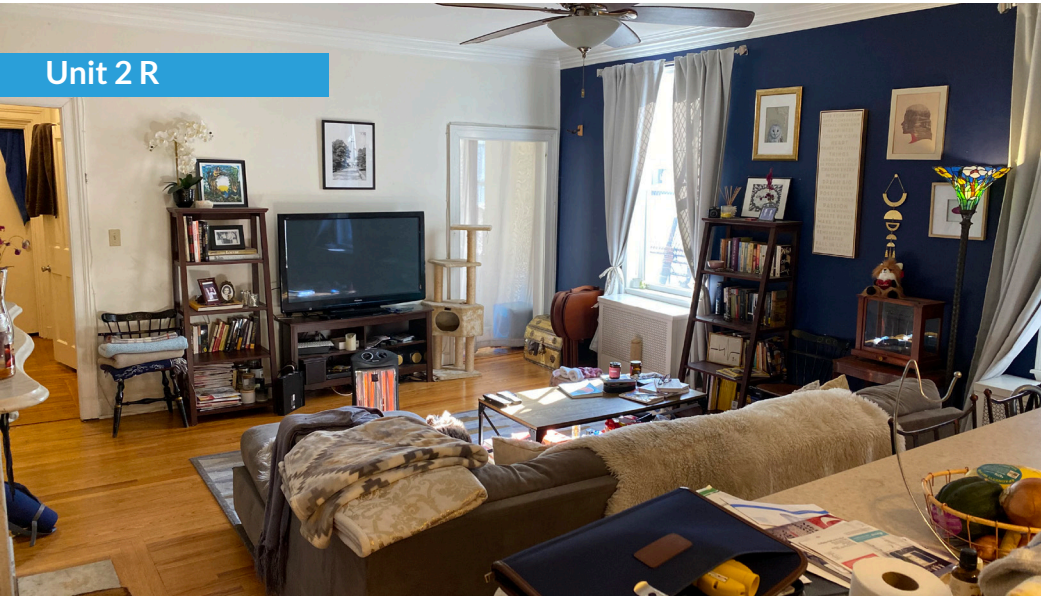
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BUILDING PHOTOS - 1011 N CHARLES

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Unit 2 R



Unit 2 F



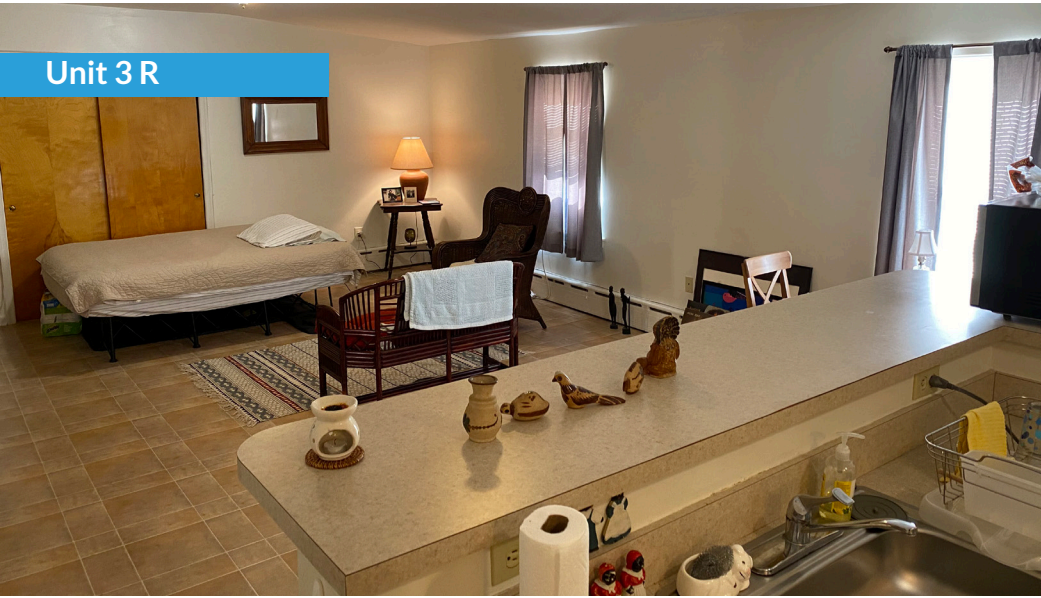
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BUILDING PHOTOS - 1011 N CHARLES

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Unit 3 R



Unit 3 F



FOR SALE

Baltimore City, Maryland

BUILDING PHOTOS - 1011 N CHARLES

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Unit 4 F



FOR SALE

Baltimore City, Maryland

BUILDING PHOTOS - 1011 N CHARLES

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Parking Lot



FOR SALE

Baltimore City, Maryland

BUILDING PHOTOS - 1009 N CHARLES

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Jim Grieves | *Vice President*

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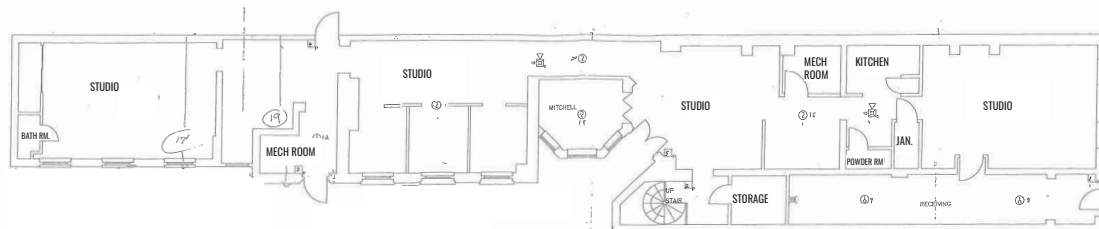
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Baltimore City, Maryland

GROUND LEVEL - 1009 N CHARLES

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

- ▶ Entrance from parking area
- ▶ Separate entrance to Charles Street
- ▶ Kitchen/breakroom
- ▶ 4 Large studio areas
- ▶ Storage and mechanic space
- ▶ 2,318 sf ±



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Jim Grieves | Vice President

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jgrieves@mackenziecommercial.com

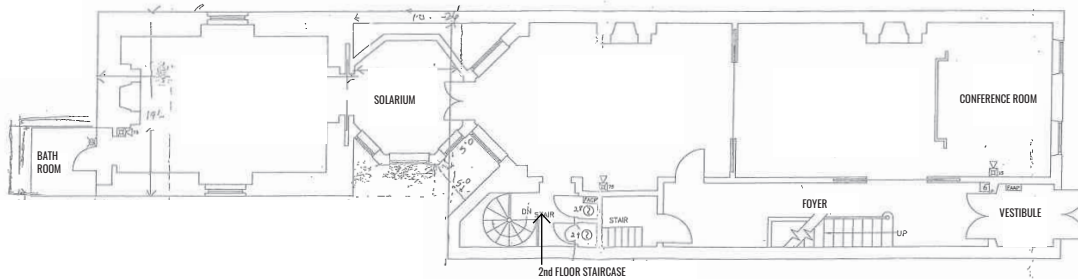
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Baltimore City, Maryland

FIRST FLOOR - 1009 N CHARLES

- ▶ Reception area
- ▶ Conference room
- ▶ 3 large work areas
- ▶ Bathroom
- ▶ Solarium
- ▶ Dramatic entrance, hallway, and stairwell
- ▶ 12'9" ceiling height

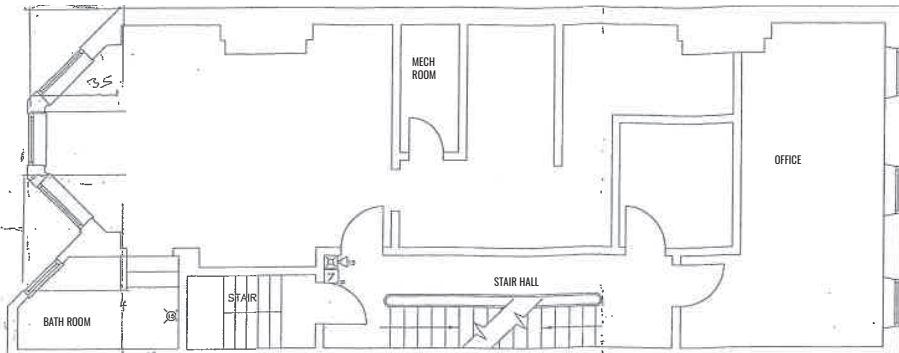


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SECOND FLOOR - 1009 N CHARLES

- ▶ Large office
- ▶ Small office
- ▶ Large work area
- ▶ Full bathroom
- ▶ Work & file area
- ▶ 1,629 sf ±
- ▶ 11'1" ceiling height

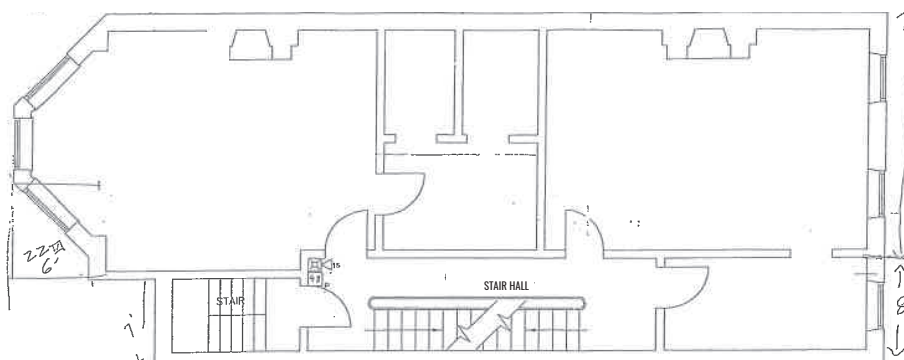


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Baltimore City, Maryland

THIRD FLOOR - 1009 N CHARLES

- ▶ Unimproved space
- ▶ 2 large work areas
- ▶ Office & storage
- ▶ 2 fire places
- ▶ 1,532 sf ±
- ▶ 10'7" ceiling height

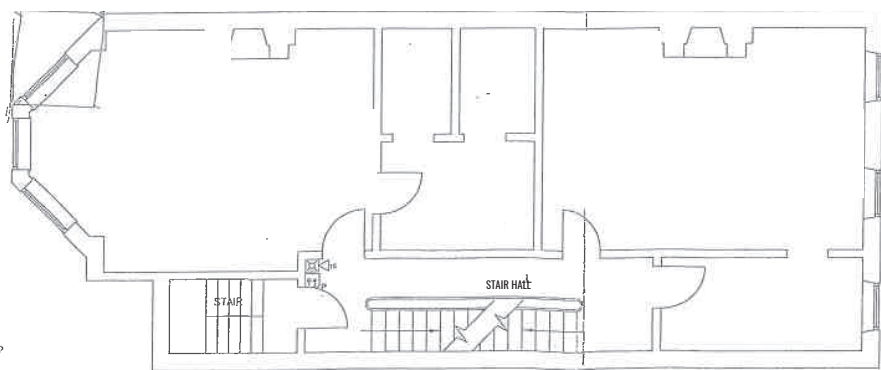


FOR SALE

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FOURTH FLOOR - 1009 N CHARLES

- ▶ Unimproved space
- ▶ 2 large work areas
- ▶ Office & storage
- ▶ Stairway to attic
- ▶ 2 fire places
- ▶ 1,532 sf ±
- ▶ 10'5" ceiling height



FOR SALE

Baltimore City, Maryland

REAR PHOTOS - 1009 N CHARLES

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



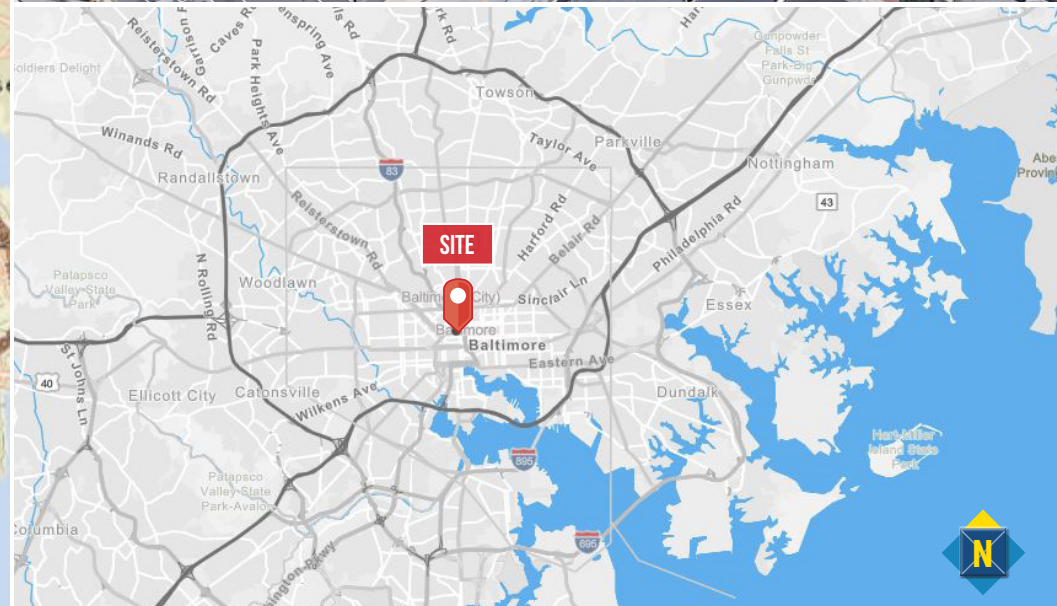
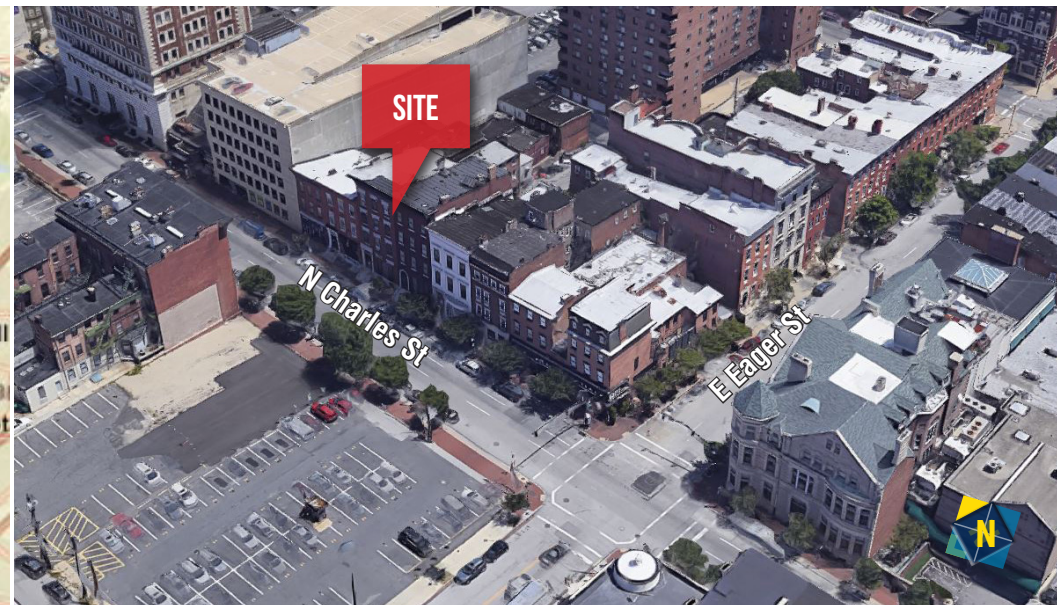
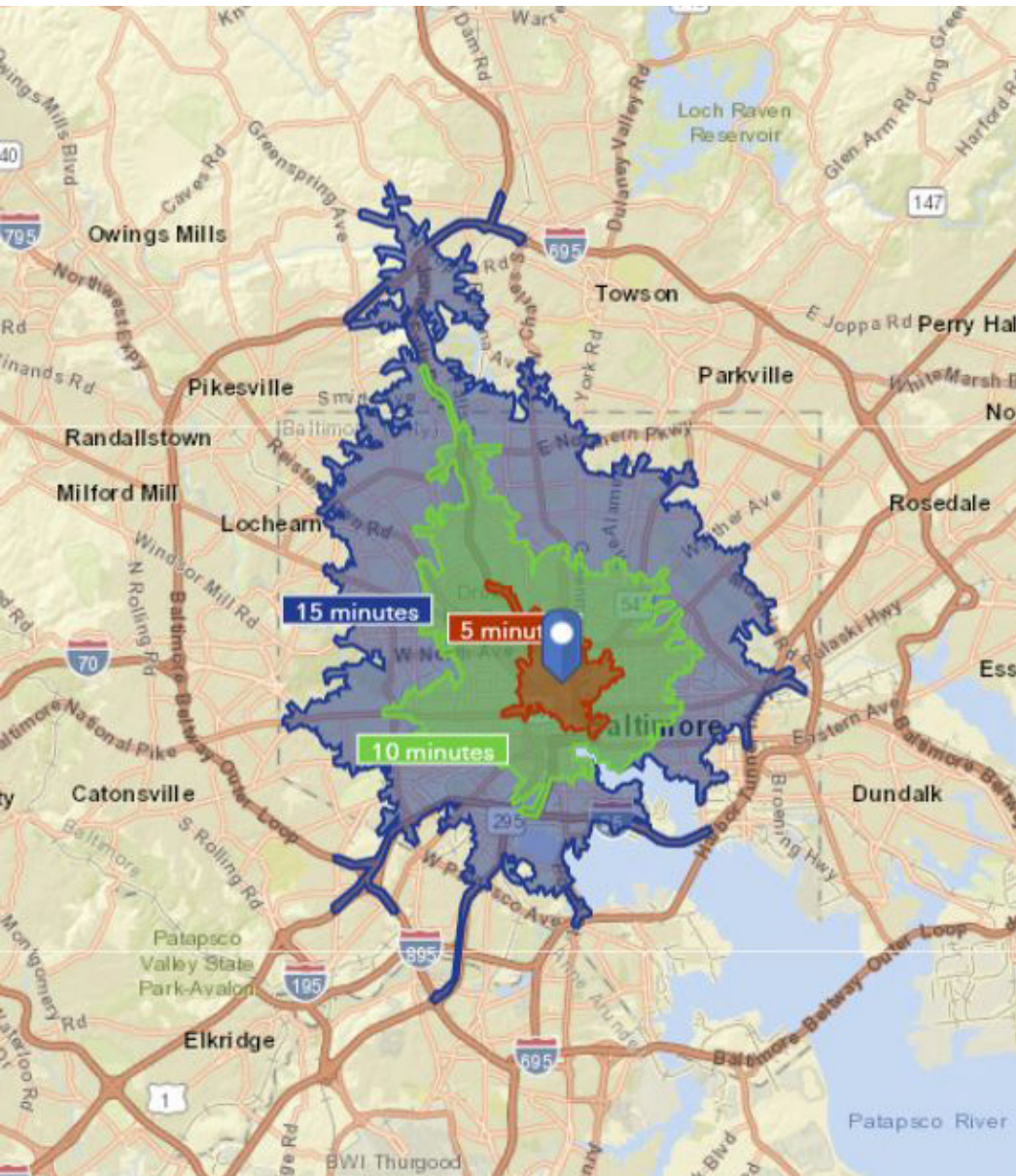
FOR SALE



Baltimore City, Maryland

LOCATION

1009 & 1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

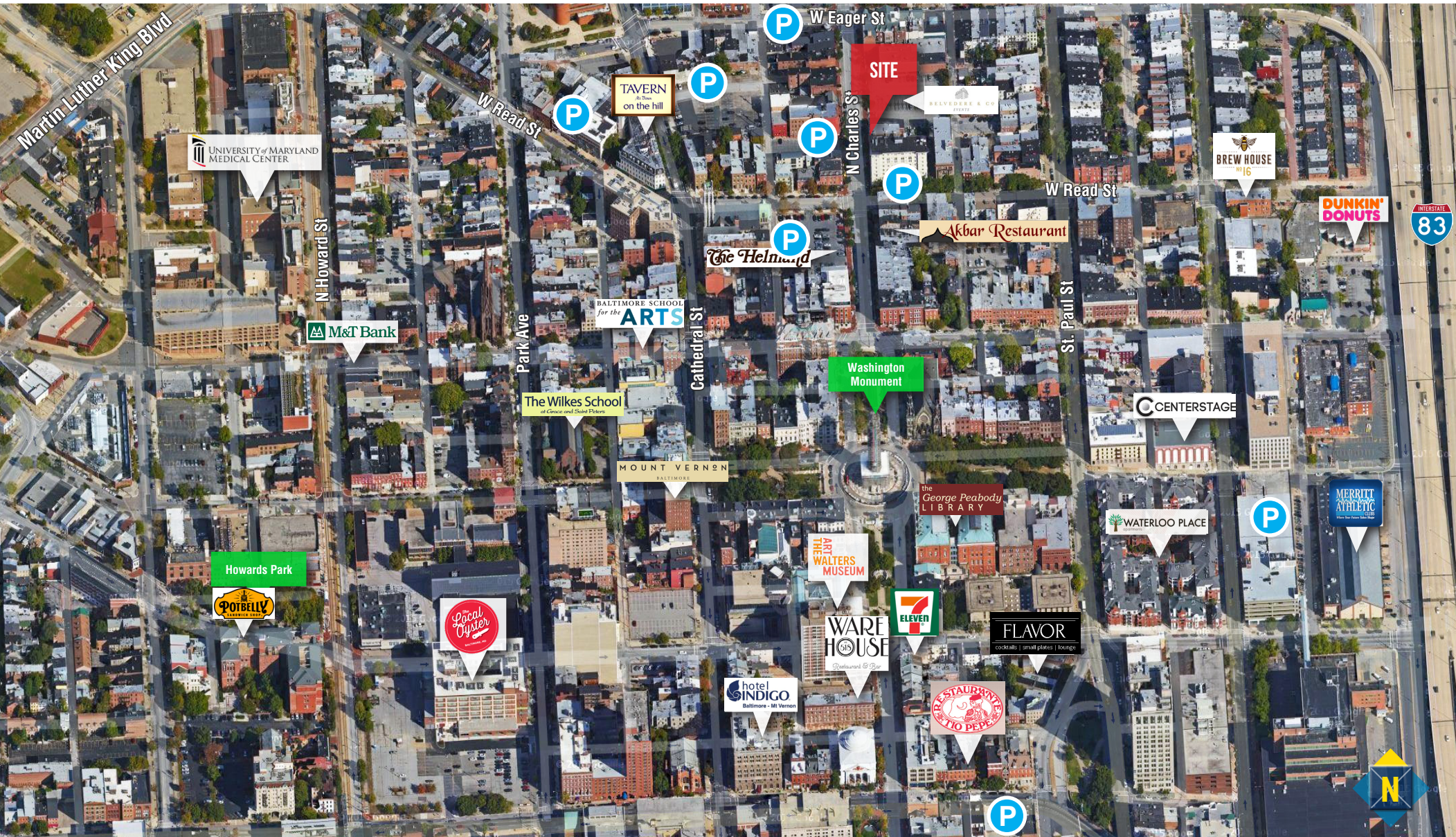


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TRADE AREA

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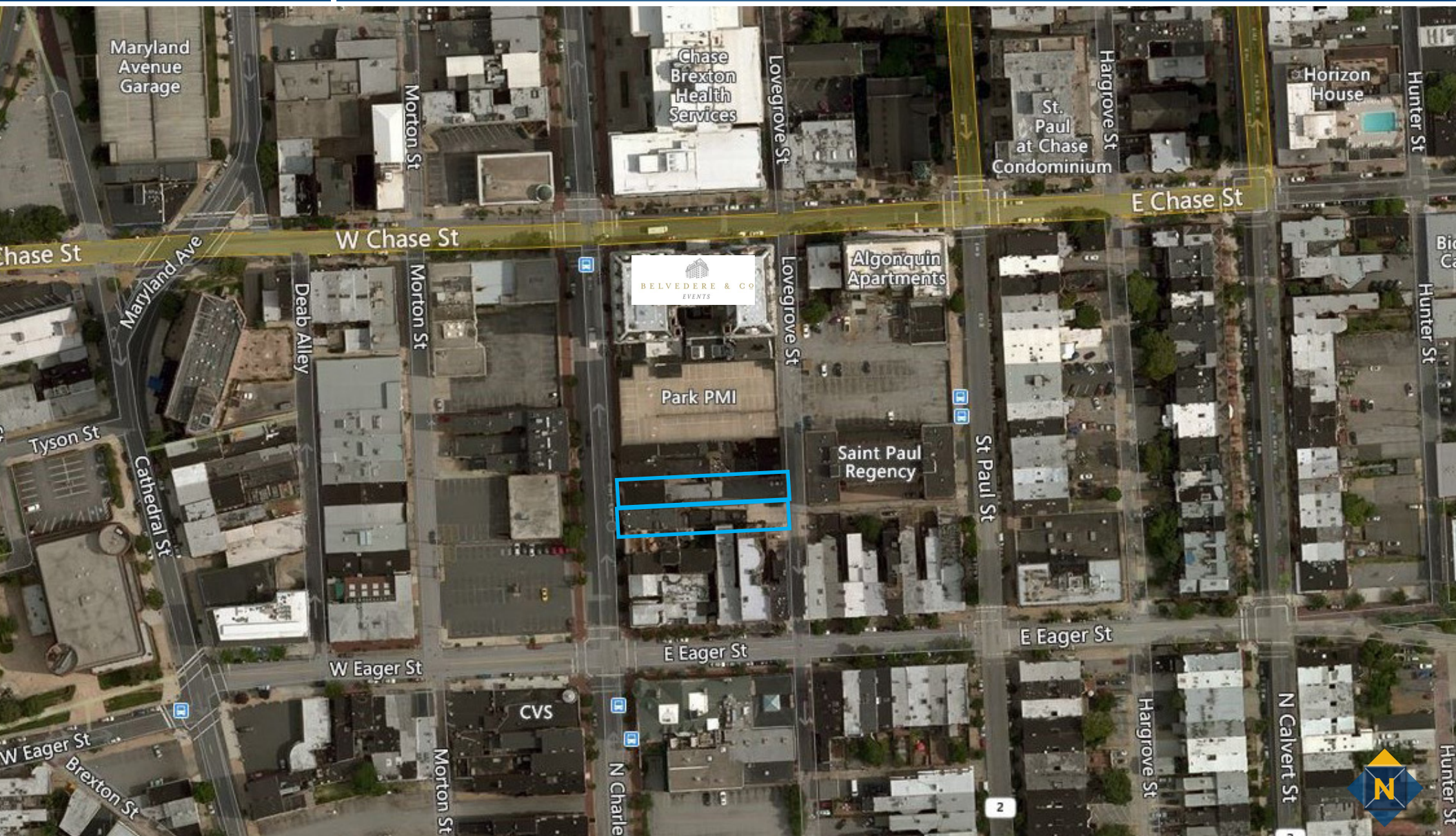


FOR SALE

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PARCELS

1009 & 1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



FOR SALE

Baltimore City, Maryland

ZONING

1009 & 1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

C-2 (COMMUNITY COMMERCIAL DISTRICT)
Baltimore City, MD

C-2

All Data



OR-2



FOR SALE

Baltimore City, Maryland

BIRDSEYE

1009 & 1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



Jim Grieves | *Vice President*

☎ 443.573.3202

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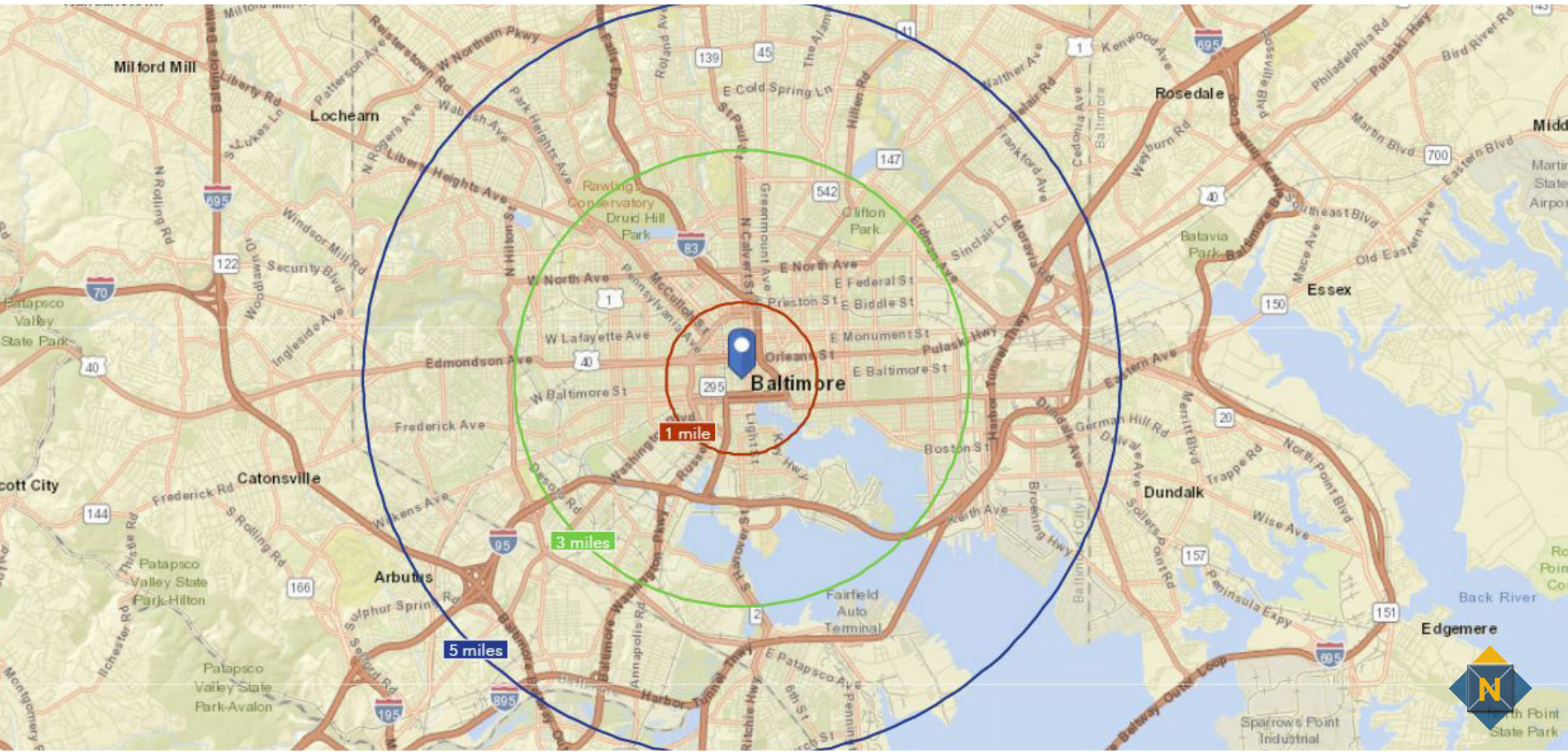
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FOR SALE

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DEMOGRAPHICS

1009 & 1011 NORTH CHARLES 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

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201



SDAT INFORMATION

1009 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

View GroundRent Redemption					View GroundRent Registration					
Special Tax Recapture: None										
Account Identifier:		Ward - 11 Section - 12 Block - 0506 Lot - 005								
Owner Information										
Owner Name:		1009 N. CHARLES LLC			Use:		COMMERCIAL			
Mailing Address:		P.O. BOX 5258 TIMONIUM MD 21094-5258			Principal Residence:		NO			
					Deed Reference:		/01510/ 00460			
Location & Structure Information										
Premises Address:					1009 N CHARLES ST BALTIMORE 21201-5401			Legal Description:		25X184-3
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0011	0000	0000	11000.03	0000	12	0506	005	2020	Plat Ref:	
Special Tax Areas: None					Town:		None			
					Ad Valorem:		4			
					Tax Class:		None			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use						
1900	7,616 SF		4,606 SF	63491						
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
		OFFICE BUILDING	/	C4						
Value Information										
		Base Value	Value	Phase-in Assessments						
			As of	As of	As of					
			01/01/2020	07/01/2019	07/01/2020					
Land:		207,200	207,200							
Improvements		230,600	325,000							
Total:		437,800	532,200	437,800			469,267			
Preferential Land:		0					0			
Transfer Information										
Seller: ST.CLAIR, RITA				Date: 06/29/2001		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /01510/ 00460		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		0.00				
State:		000		0.00		0.00				
Municipal:		000		0.00 0.00		0.00 0.00				
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

SDAT INFORMATION

1011 NORTH CHARLES STREET | BALTIMORE, MARYLAND 21201

Special Tax Recapture: None

Account Identifier:		Ward - 11 Section - 12 Block - 0506 Lot - 006								
Owner Information										
Owner Name:	1011 N. CHARLES LLC				Use:	COMMERCIAL				
Mailing Address:	P.O. BOX 5258 TIMONIUM MD 21094-5258				Principal Residence:	NO				
Deed Reference:	/01510/ 00469									
Location & Structure Information										
Premises Address:	1011 N CHARLES ST BALTIMORE 21201-5424				Legal Description:	26-10X185				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0011	0000	0000	11000.03	0000	12	0506	006	2020	Plat Ref:	
Town: None										
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use						
1900	7,680 SF		4,964 SF	11440						
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
		MIXED RESIDENTIAL / RETAIL	/	C4						
Value Information										
	Base Value	Value	Phase-in Assessments							
			As of	As of						
			01/01/2020	07/01/2019						
Land:	223,300	223,300								
Improvements	283,900	266,100								
Total:	507,200	489,400	507,200	489,400						
Preferential Land:	0		0							
Transfer Information										
Seller:	ST. CLAIR, RITA			Date:	06/29/2001			Price:	\$0	
Type:	NON-ARMS LENGTH OTHER			Deed1:	FMC /01510/ 00469			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	0.00 0.00			
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					