

FOR SALE

 Baltimore City, Maryland

OFFICE BUILDING

1009 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

BUILDING SIZE

10,019 sf ± (Gross)

LOT SIZE

4,606 sf ± (25' x 184'-3")

ZONING

C-2 (Community Commercial District)

SALE PRICE

\$1,035,000.00

HIGHLIGHTS

- ▶ Historic 5-story office building
- ▶ 4 parking spaces with direct access from the rear of the bldg.
- ▶ Located in the heart of Mount Vernon (4 blocks from Penn Station)
- ▶ Dramatic property with redevelopment potential
- ▶ Easy access to I-83 and CBD
- ▶ Central HVAC
- ▶ Ceiling Height: 7'-3" to 12'-9"
- ▶ Excellent user/buyer opportunity
- ▶ Can be purchased separately or with 1011 N. Charles Street



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PROPERTY OVERVIEW

1009 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



Parcel ID	Ward 11, Section 12, Block 0506, Lot 005
Lot Size	4,606 sf (25'-0" x 184'-3")
Building Size	10,019 sf ± Gross (5 Levels)
Floor Sizes	<ul style="list-style-type: none">• 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
Construction	Masonry
Ceiling Height	7'-3"-12'9"
Parking	4 parking spaces (Abundant parking nearby)
Current Use	Office space
Property Tax	\$12,559.92 (July 1, 2022-June 30, 2023)
Zoning	C-2 (Small to Medium Commercial Usage: allows for retail, office and residential)
Notes	<ul style="list-style-type: none">• Central HVAC• Ceiling Height: 7'-3"-12'-9"• Can be purchased separately or with 1011 N. Charles Street

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GROUND FLOOR

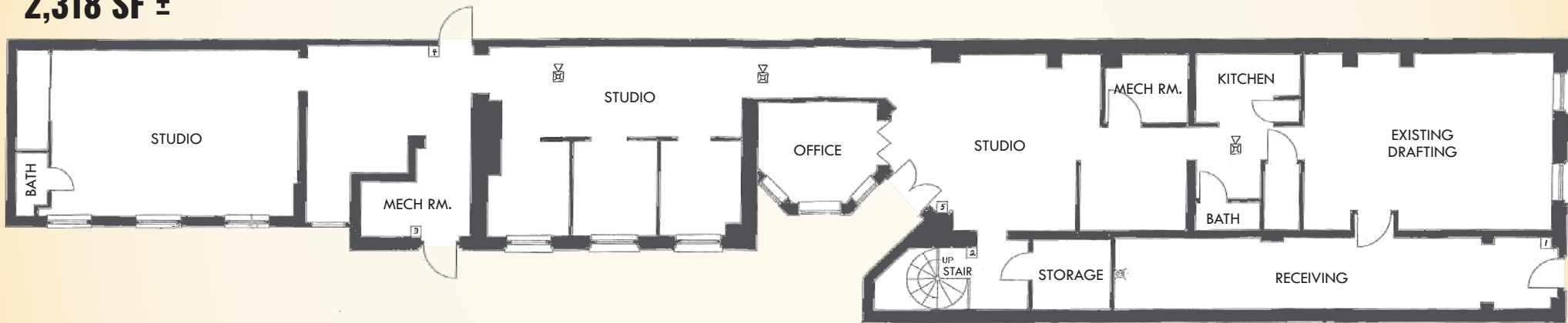
1009 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

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.

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1ST FLOOR

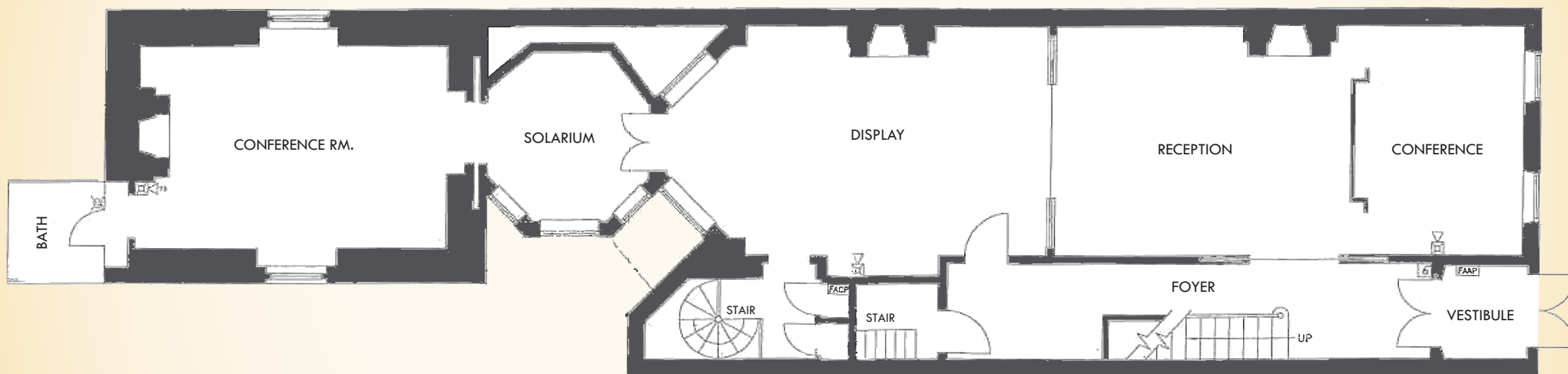
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HIGHLIGHTS:

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



3,008 SF ±



* Plans not exact.

FOR SALE



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2ND FLOOR

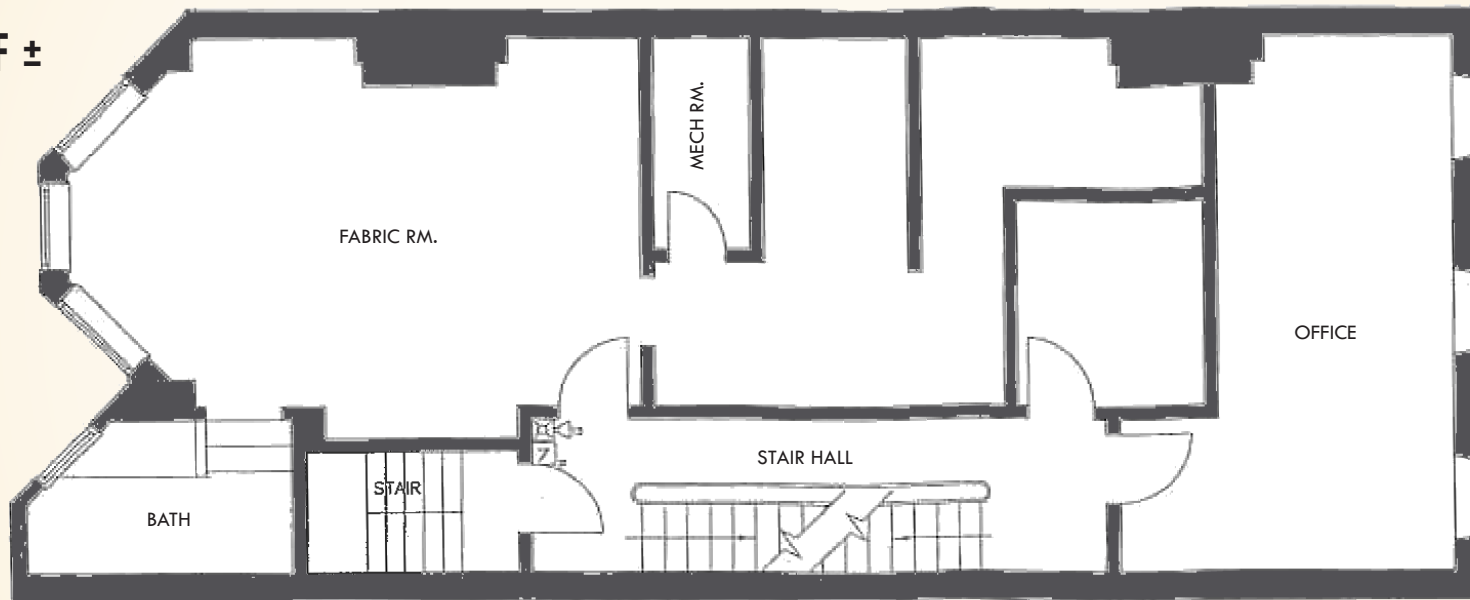
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HIGHLIGHTS:

- ▶ 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

3RD FLOOR

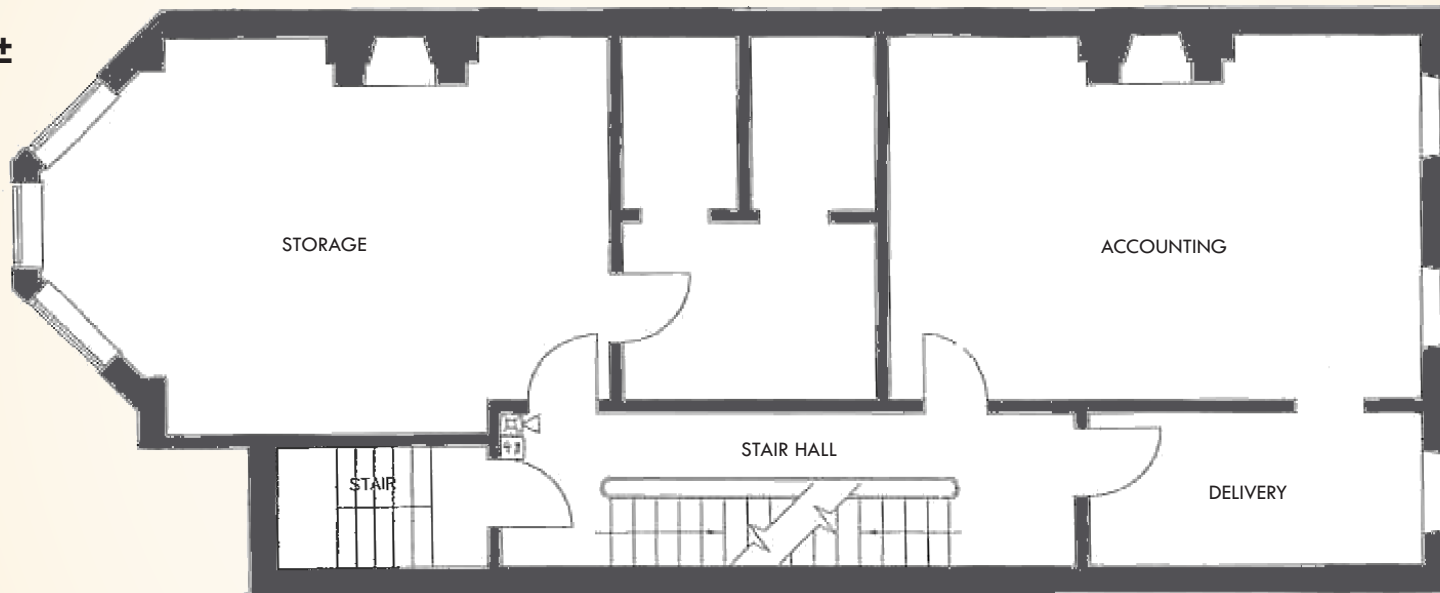
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HIGHLIGHTS:

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



1,532 SF ±



* Plans not exact.

FOR SALE



Baltimore City, Maryland

4TH FLOOR

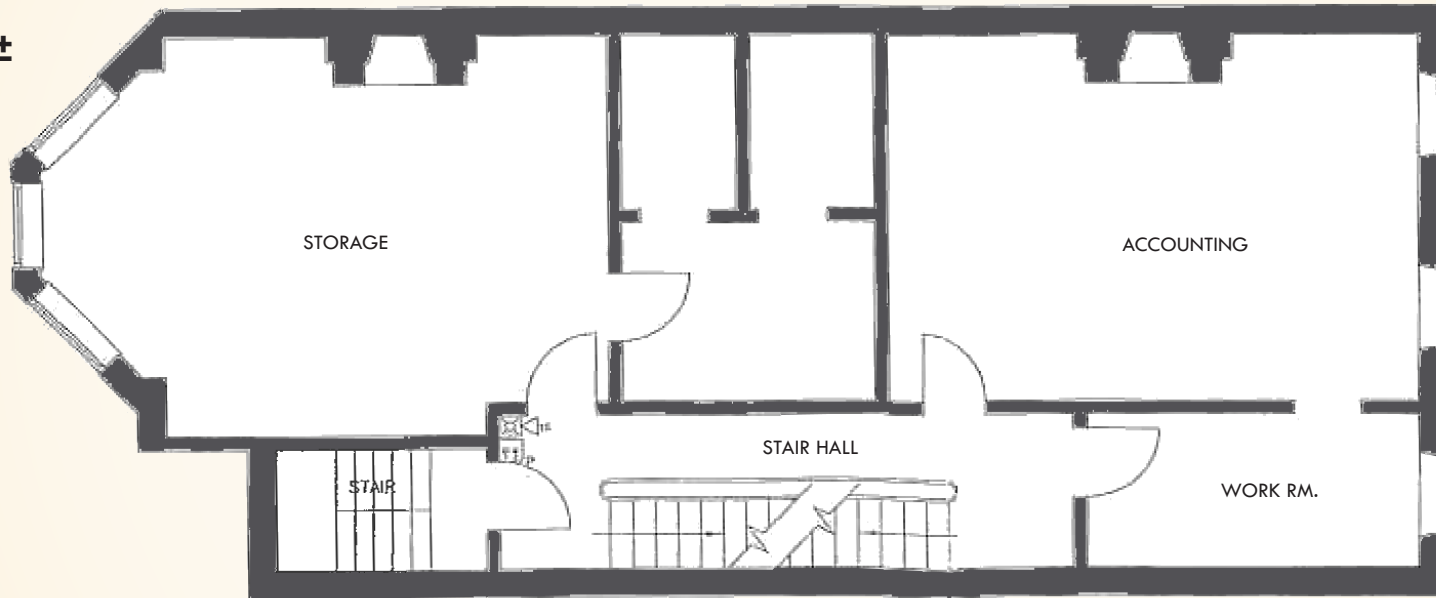
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HIGHLIGHTS:

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



1,532 SF ±



* Plans not exact.

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BIRDSEYE / NEARBY PARKING

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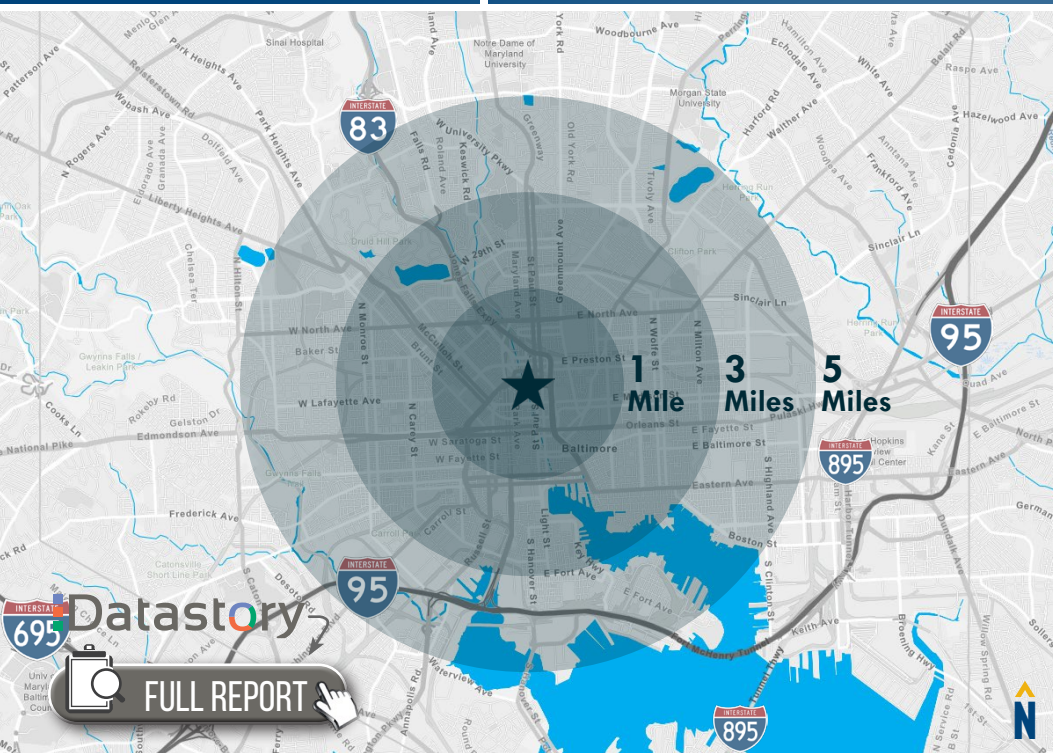


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LOCATION / DEMOGRAPHICS (2022)

1009 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



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



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