

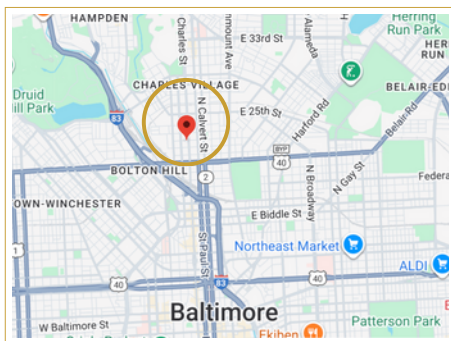


# FOR SALE \$729,997

4-Level Mixed-Use Investment Property

## PROPERTY HIGHLIGHTS:

- **Cash Flowing**
- **Multi-year leases in place**
- **Scheduled rent increases**
- **Beneficial tenant mix: retail, office, and residential, plus a garage**
- **Brick building w/ a half above-ground Bsmt that is prime street level rentable retail space**
- **Excellent location to downtown and favored community amenities**
- **Revitalization underway**
- **High Potential for growth and appreciation**
- **Zoned C-1**
- **6,249 sq. ft.**
- **Taxes: \$12,737 (2025 Tax Year)**



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Contact Us Now for More Information



**FOR SALE \$729,997**

Own a piece of Baltimore's creative core—where thriving businesses meet historic charm. 2112 North Charles Street is a flexible investment in a growing urban hub.



Exterior of Building



Back of Building

### PRIME MIXED-USE INVESTMENT ON NORTH CHARLES STREET

**Exceptional opportunity** to own a four-level mixed-use brick cash flowing property ideally located along one of Baltimore's most vibrant commercial corridors, Charles St, in the Old Goucher neighborhood with a Walk score of 97.

**Retail, Office, and Residential Tenant Mix:** The Property Features a ground-level retail storefront with excellent street visibility and consistent pedestrian traffic, complemented by six fully leased units, a combination of retail, office, and residential, two unit per floor, and a leased garage space at the rear of the property.

**Strong In-Place Income:** The property has been owner-managed and maintained offering investors stable income through multi-year leases with scheduled rent increases. Thus, the property delivers strong in-place income and long-term appreciation potential in one of Baltimore's most enduring mixed-use districts. Ideal for investors seeking a balanced asset with steady returns and upside through rent growth.



**Contact Us Now for More Information**

**BENNETT REALTY SOLUTIONS | 301-459-5040**

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