



FOR SALE \$630,000

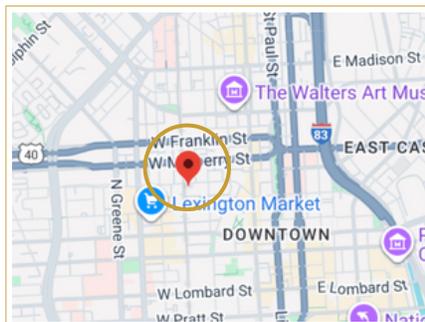
6-Level Mixed-Use Commercial Property

Property Highlights:

- Building Size: 10,584 sq ft total (1,764 sq ft per level)
- Structure: 5 levels above ground + 1 below
- Zoning: C-5-HS (High-Density Commercial Transition Zone)
- Location: In the heart of Baltimore, within walking distance to major locations.
- Access: Steps to Baltimore Light Rail and other public transit options
- Ideal For: Mixed-use, retail, hospitality, office, or residential projects
- Taxes: Est. \$4,538 annually



Exterior of Building



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Contact Us Now for More Information



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Steps from Baltimore's stadiums and Light Rail, this six-story mixed-use building offers 10,584 sq ft of space and is a prime opportunity in the heart of the city.

Property Description



- **Prime Downtown Location:** Just minutes from Baltimore's best attractions: 0.9 miles from National Harbor, 0.6 miles from Camden Yards (Orioles Stadium), 1.1 miles from M&T Bank Stadium (Ravens Stadium)
- **Excellent Transit Access:** The Baltimore Light Rail Link is outside your front door, connecting you to the city and beyond.
- **Flexible Development Opportunity:** A 1,764 sq ft footprint across six total levels (five above ground, one below) for a total of 10,584 sq ft of space to create, design, and develop.
- **Zoned C-5-HS:** A versatile zoning designation that allows for a seamless blend of commercial and residential use, bridging downtown vitality with neighborhood character.
- **Range of Permitted Uses:** Perfect for mixed-use development, including: Retail, office, or restaurant, Live-work or multi-family, Art studio, gallery, or fitness center, Boutique hotel, daycare, or place of worship.



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