

# OFFERING MEMORANDUM

1542  
Gilmor Street  
Baltimore, MD, 21217

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Religious complex  
with sanctuary, offices,  
meeting space, and social  
hall on 3 levels, in West  
Baltimore

Contact broker:

Barb Bindon | 202.492.4666 | [Barb@PraiseBuildings.com](mailto:Barb@PraiseBuildings.com)



 **PraiseBuildings**  
RELIGIOUS PROPERTY BROKERAGE



## Executive Summary

### An affordable opportunity for a growing congregation

St Gregory the Great, a ±9130-SF brick religious facility on three levels, affords plenty of space for ministry, and would be ideal for an active congregation. The main entrance on Gilmore Street provides a wheelchair ramp for guests to enter the narthex, with double staircases leading up to the sanctuary. The modern-style sanctuary features abstract colored glass windows and pew seating for approximately 150, plus generous space for choir seating and musicians. The main level of the building includes multiple offices/classrooms, storage, ADA-compliant restrooms, and a spacious multi-purpose room with kitchenette. The lower level, currently used as a food pantry, is a large multi-purpose space with ceramic tile flooring, storage, and restrooms. A European-style two-occupant elevator accesses two levels.

The exterior offers additional amenities. On the north side of the property sits a fenced meditation garden and grassed yard. The south side of the parcel functions as an enclosed courtyard, which also houses HVAC equipment. And the rear of the property, accessed by an alley called Vincent Ct., includes a gated paved parking lot for approximately 15 vehicles.

### Property Highlights

- **Price: \$438,000 | \$47.97psf.**
- Address: 1542 Gilmore Street, Baltimore, MD, 21217.
- Building size: ±9130 SF.
- Average floor size: 3043 SF.
- Parcel size: ±0.2 of an acre.
- Zoning: R-8 (residential, limited commercial uses; church by right).
- Parking: paved, gated, and fenced for ±15 vehicles.
- HVAC: split systems with interior air handling units and exterior condensing units, along with site-mounted package units.  
(One needing replacement.)

Please note: the seller has its own LOI and purchase agreement.

### Sample Mortgage Terms

- Sale price: \$438,000
- 25% down: \$109,500
- Loan amount: \$328,500
- Interest rate: 6.75%
- Amortization: 20 years

**Monthly payment of \$2,497**

\*\* These figures are for illustrative purposes only. Your lender may offer different terms.

To view this listing or download materials, please click here: [PraiseBuildings.com](https://www.PraiseBuildings.com)



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## Offering Terms and Conditions

- Offer format: LOI only; see last pages of this memorandum.
- Contract: seller will provide.
- Commission: buyer to pay its own broker, if any.
- Property documents: available upon request.

**Please submit LOI with proof of financial wherewithal to:**

**Barb Bindon | 202.492.4666 | [Barb@PraiseBuildings.com](mailto:Barb@PraiseBuildings.com)**

## Tours

Tours are by appointment; listing agent must accompany. Guests must be registered and qualified before a tour can be confirmed.

### Register & Qualify for a Tour

To register, please provide the name and address of the purchasing entity.

To qualify, please submit one of the following:

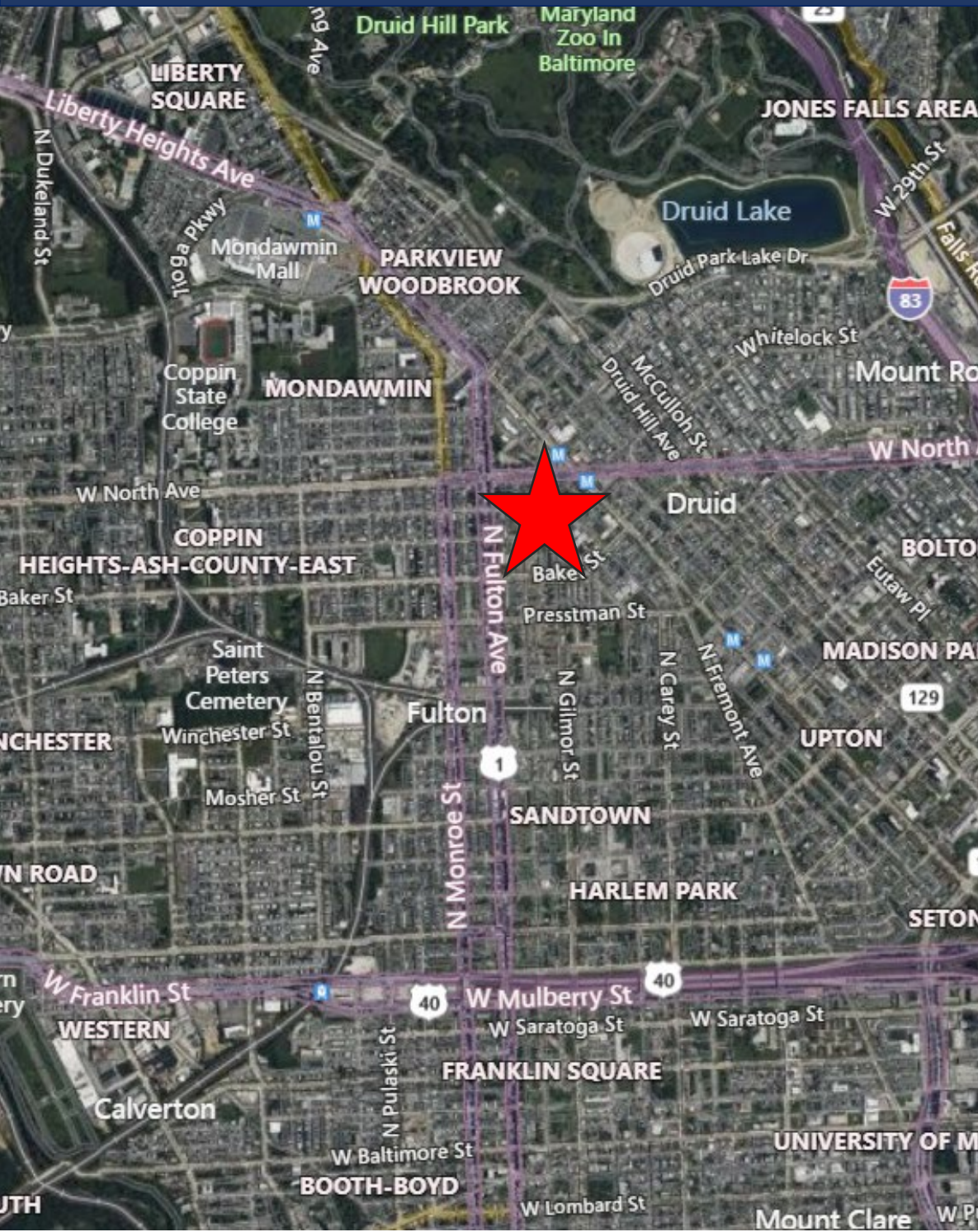
- If cash purchase, a bank letter or bank statement demonstrating funds to purchase and close.
- If financed, a mortgage pre-approval letter, along with a bank statement demonstrating funds for deposit and closing.

Email to [Barb@PraiseBuildings.com](mailto:Barb@PraiseBuildings.com)



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# Location | Baltimore City Map & Parcel Outline





No Ground Rent Redemption on File

No Ground Rent Registration on File

**Special Tax Recapture:** None**Account Number:** Ward - 15 Section - 14 Block - 0022 Lot - 010**Owner Information**

**Owner Name:** ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE  
**Mailing Address:** 1542 N GILMOR ST  
 BALTIMORE MD 21217-2304

**Use:** EXEMPT COMMERCIAL  
**Principal Residence:** NO  
**Deed Reference:**

**Location & Structure Information**

**Premises Address:** 1542 N GILMOR ST  
 BALTIMORE 21217-2304

**Legal Description:** 0,268 ACRES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0000	0000	15000,03	0000	14	0022	010	2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	7138		14,505 SF	69111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CHURCH	/	C3			

**Value Information**

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	72,500	72,500		
Improvements	303,100	316,500		
Total:	375,600	389,000	384,533	389,000
Preferential Land:	0	0		

**Transfer Information**

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	700	384,533.00	389,000.00
State:	700	384,533.00	389,000.00
Municipal:	700	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:













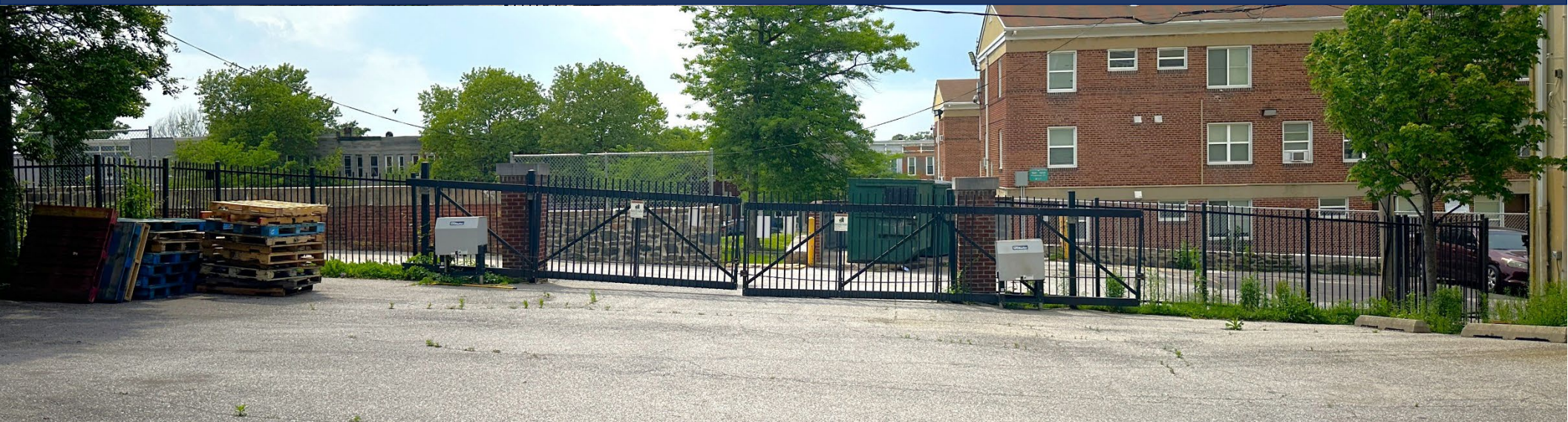






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## Property Photos | Exterior Front of Building, Meditation Garden, & Parking





# 4 Zoning

The R-8 zoning is residential. Houses of worship are permitted by right. See the table below for permitted uses.

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## Table 9-301 Rowhouse and Multi-Family Residential Districts – Permitted and Conditional Uses

Uses	Districts						Use Standards
	R-5	R-6	R-7	R-8	R-9	R-10	
<b>Residential</b>							
Day-Care Home: Adult or Child	P	P	P	P	P	P	Per § 14-310
Dwelling: Detached or Semi-Detached	P	P	P	P	P	CB	
Dwelling: Multi-Family	P	P	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	P	P	
Fraternity or Sorority House					CO	CO	Per § 14-313
Home Occupation	P	P	P	P	P	P	Per § 15-507
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	CB	CB	Per § 14-334
Rooming House (10 or Fewer Units)				CB	CB	CB	
Rooming House (11 or More Units)					CB	CB	
<b>Institutional</b>							
Community Center	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	Per § 14-308
Educational Facility: Commercial - Vocational	CB	CB	CB	CB	CB	CB	
<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.							
<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.							



# Zoning

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City of Baltimore Law Library

Uses	Districts						Use Standards
	R-5	R-6	R-7	R-8	R-9	R-10	
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Government Facility	CB	CB	CB	CB	CB	CB	
Hospital	CB	CB	CB	CB	CB	CB	
Place of Worship	P	P	P	P	P	P	Per § 14-332
<b>Open-Space</b>							
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339
<b>Commercial</b>							
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	Per § 14-309
Farmers Market	CB	CB	CB	CB	CB	CB	Per § 14-312.1
Lodge or Social Club	CB	CB	CB	CB	CB	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	CB	CB	CB	CB	CB	Per § 14-328
<b>Other</b>							
Alternative Energy System: Community-Based <sup>1</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § 14-340
	R-5	R-6	R-7	R-8	R-9	R-10	
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications Facility	CB	CB	CB	CB	CB	CB	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.



## LETTER OF INTENT | SALE OF ST. GREGORY THE GREAT

## Terms of Purchase

Seller:	St. Gregory The Great, Roman Catholic Congregation, Inc.
Buyer:	
Property:	St. Gregory the Great, 1542 Gilmor Street, Baltimore, Maryland, 21217.
Purchase Price:	
Escalation (if any):	
Deposit:	Ten percent of purchase price.
Financing terms:	
Commission:	Buyer shall pay its own broker.
Closing Costs:	
Feasibility Period:	Buyer shall have a period of _____ days from the date the Contract of Sale is signed to perform a zoning review, inspections, and any other studies required by Buyer.
Engineering Studies:	If for any reason the Contract of Sale is terminated by Buyer, all plans, reports, tests, and other work product performed on Buyer's behalf shall be turned over to the Seller within fifteen (15) days of the date of contract termination.
Closing Date:	Settlement shall occur Thirty (30) days after the end of Feasibility.
Closing agent:	Buyer agrees to use Seller's title attorney.
Title:	The property will be sold in fee simple.
Purchase Contract:	Buyer shall enter into a Contract of Sale prepared by Seller.
Existing Leases:	None.



Restrictive Covenant: The deed of conveyance shall contain a restrictive covenant which prohibits the use of the property as an abortion clinic or medical type facility which provides abortion services or counseling, which promotes the and/or encourages individuals to obtain an abortion, or recommends the consideration of an abortion as an alternative to carrying a pregnancy through birth; the occupancy of the building by a political action group or similar organization that advocates abortion or the right to free choice to elect an abortion; any use that promotes birth control or euthanasia, any use that relates to adult entertainment or pornography of any kind or to the sale or distribution of pornographic material; to a package goods liquor store, a bar, a tavern, a night club, any use involving the sale or consumption of liquor on the Property other than by residential occupants; a gas station; massage parlor or place of prostitution.

Seller's Name: The Buyer may not use the name of St. Gregory the Great or Roman Catholic Archbishop of Baltimore after the Property purchase without express written permission from the Seller.

This Letter of Intent is non-binding on either party.

**Proof of financial wherewithal must accompany this document.**

**Agreed to and Accepted by:**

<b>Buyer Signature</b>	_____	<b>Printed Name and Title</b>	_____	<b>Date</b>	_____
<b>Buyer Signature</b>	_____	<b>Printed Name and Title</b>	_____	<b>Date</b>	_____
<b>Buyer Signature</b>	_____	<b>Printed Name and Title</b>	_____	<b>Date</b>	_____





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PraiseBuildings.com | 855.204.2400



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Stephen Ferrandi, Broker of Record

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Stephen@PraiseBuildings.com

The material contained in the Offering Memorandum is based in part upon information supplied or obtained from sources deemed to be reliable. Summaries contained herein of any legal document are not intended to be comprehensive statements of the terms of such document but rather only outline of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections, and conclusions. It is expected that purchasers will conduct their own independent due diligence concerning the property, including such engineering, inspections, and evaluation of market conditions as they deem necessary to determine the condition and value of the property. The material contained in this Memorandum is furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi.

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- ❖ Roof, plumbing, & HVAC.
- ❖ Cleaning & landscaping.
- ❖ Staging & junk removal.

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