

12

E. Pleasant St.

Baltimore MD 21202



FOR SALE

Douglas R. Kington

Broker/Co-Owner
RE/MAX Commercial Logic
(410) 630-1240
doug@crelogic.net

RE/MAX
COMMERCIAL

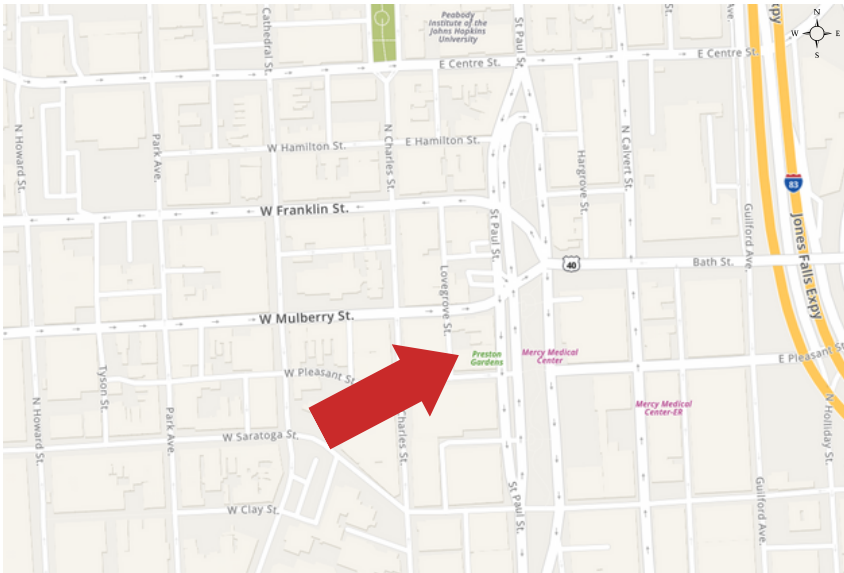
Wendy L. Blair

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Property Details

PRICE: \$425,000 (\$140 per sq. ft.)
YEAR BUILT: 1920
BUILDING SIZE: 3,030 SF
SALE TYPE: Investment or Owner User
PROPERTY TYPE: Office
PERCENT LEASED: 75% (All Month-to-Month)
TENANCY: Multiple
HEIGHT: 3 Stories
LAND PARCEL: 1,509 SF
OPPORTUNITY ZONE: Yes
ZONING: C5-HT Downtown Zoning District
PARKING: Plentiful On Street
WALK SCORE: 99 (Walker's Paradise)
TRANSIT SCORE: 100 (Rider's Paradise)



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Building Amenities

- 9 Offices
- 3 Common Restrooms
- 2 Conference Rooms
- Lounge
- Kitchenette
- Courtyard
- Central HVAC
- 200-amp Electric Service
- 1 Inch Gas Service
- Charming historic building conveniently located in the Central Business District.
- Directly west of Mercy Medical Center
- Next door to Home2Suites by Hilton
- 3 blocks from Clarence M. Mitchell, Jr. Courthouse
- 5 blocks from the Baltimore City Circuit Court
- 7 blocks from the District Court of Maryland

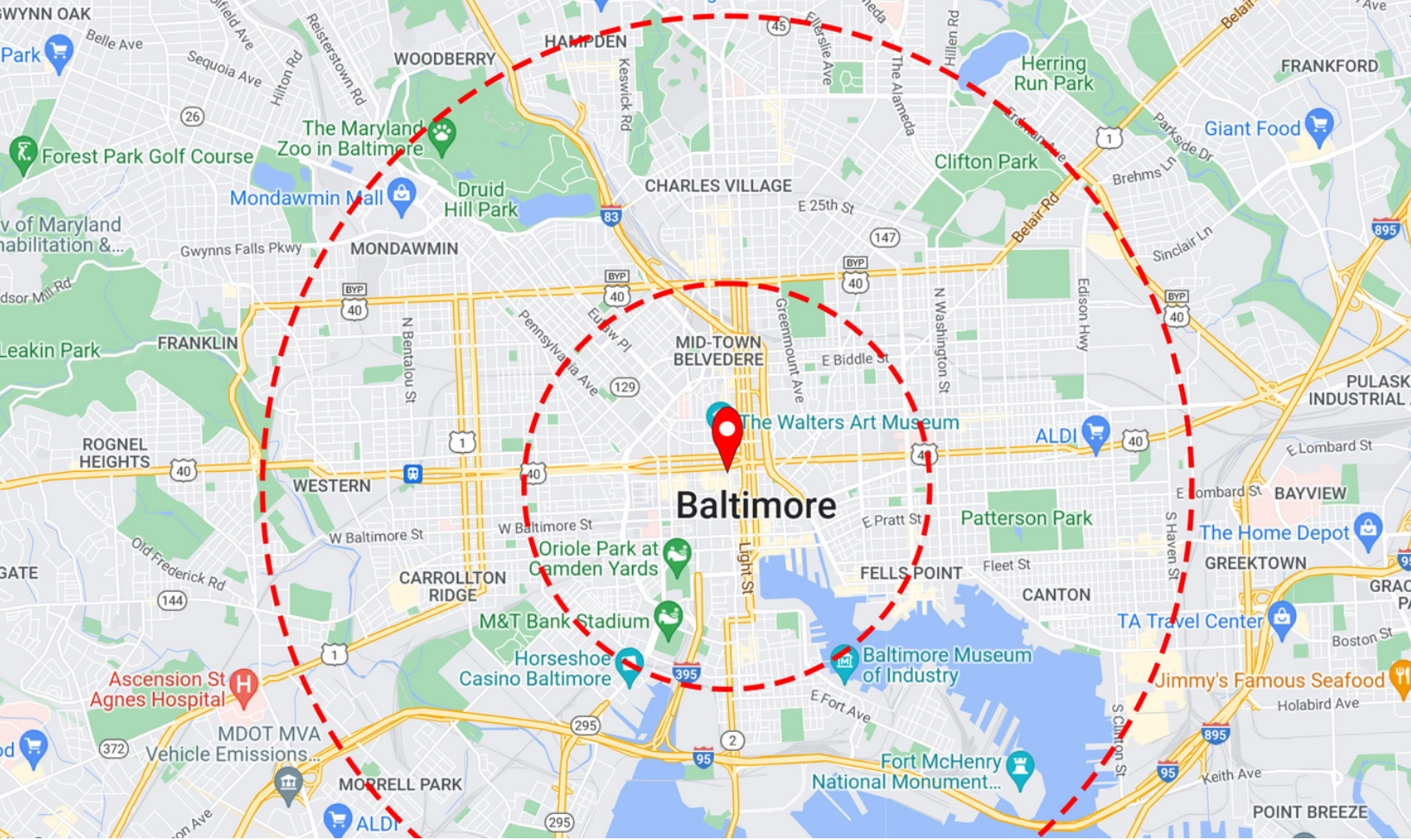
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Demographics

		1 Mile	3 Mile
Population	2027 Projection	38,065	273,268
	2022 Estimate	38,864	278,209
Age	2022 Median	36.4	36.4
	2022 Average	37.2	37.9
Race/Ethnicity	2022 Percent Black	50.71%	60.16%
	2022 Percent White	38.13%	33.12%
	2022 Percent Hispanic	4.99%	6.37%
Household	2022 Median Income	\$46,397	\$48,987
	2022 Average Size	1.7	2.3

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Property Photos



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