



835 LIGHT STREET BALTIMORE, MARYLAND

Prime Mixed-Used Opportunity
with Turnkey Dental Office in Federal Hill



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**835 LIGHT STREET
BALTIMORE, MARYLAND**

FOR SALE

**Prime Mixed-Use
Opportunity in Federal Hill**

Located on a highly visible corner in Baltimore's Federal Hill, 835 Light Street is a versatile three-story building ideal for investors or owner-occupants. Spanning 2,842 SF, it features a turnkey first-floor dental office, a second-floor professional office, and a third-floor apartment. Its prime location ensures strong foot traffic, visibility, and easy access to dining, retail, and transit.



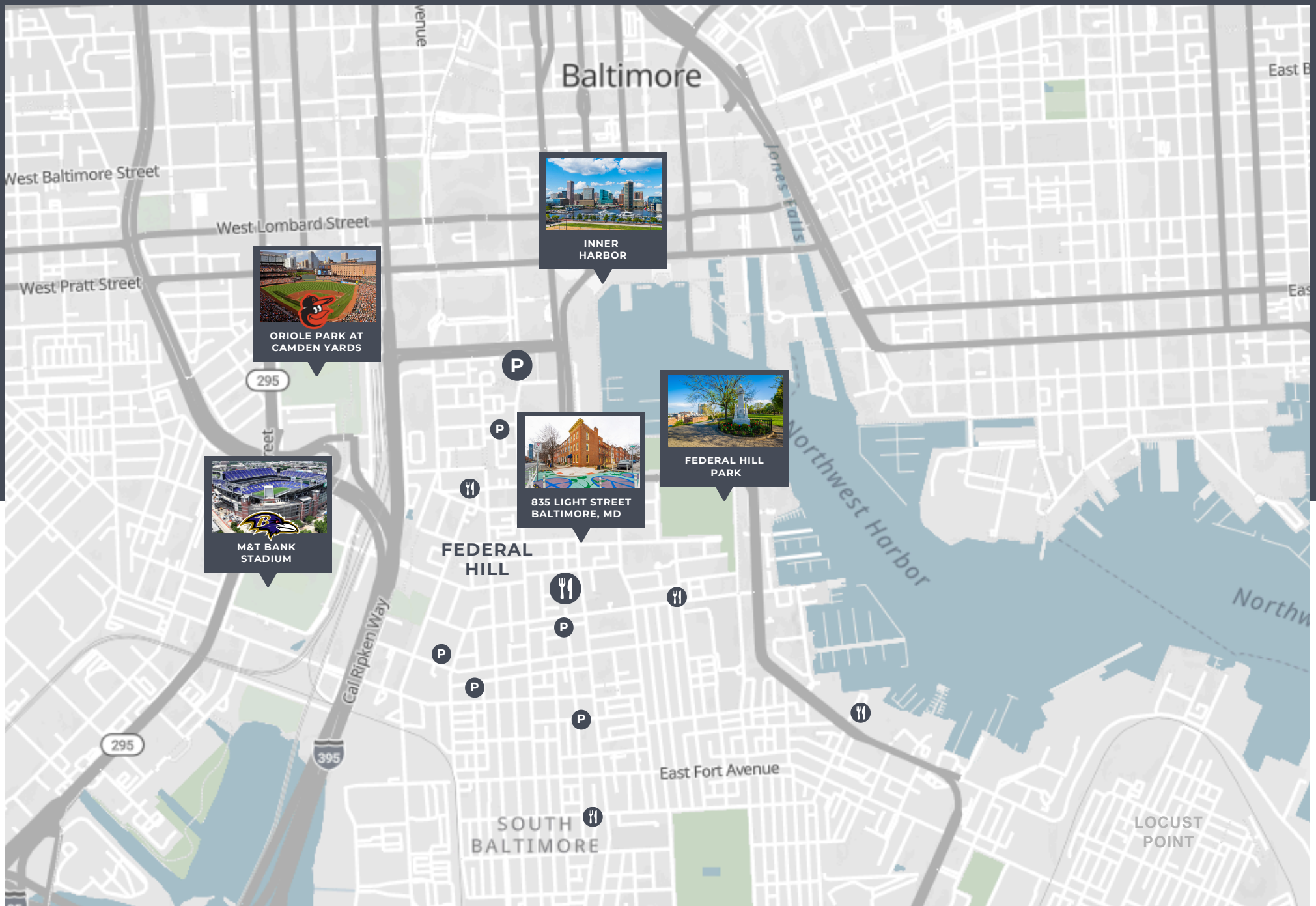
LIST PRICE
\$540K

2,842
SF TOTAL



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Prime Mixed-Use Property with Turnkey Dental Office

The turnkey dental office on the first floor is ready for immediate use, allowing a practitioner to move in today and see patients tomorrow. Equipped with existing infrastructure, it offers a seamless transition for a new owner or can be converted for other medical or commercial purposes. Additionally, dental equipment is available for purchase, or the space can be delivered vacant. This is an excellent opportunity to own a well-positioned, income-generating property in one of Baltimore's most dynamic markets.



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Versatile Second-Floor Office Space

The second-floor office offers a bright, adaptable space for medical, legal, or professional use. With natural light and a functional layout, it's ideal for businesses seeking a prime Federal Hill location. Perfect for owner use or rental income, this space adds value in a thriving commercial district.



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Third-Floor Apartment Rental Income or Live-Work Potential

The third-floor one-bedroom, one-bath apartment provides additional income potential or a convenient live-work opportunity for an owner-occupant. Featuring a functional layout, and ample natural light, the unit offers comfortable city living in the heart of Federal Hill.



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YOUR COMMERCIAL REAL ESTATE PARTNER

Thomas Park is a full-service commercial real estate firm offering alternative investment strategies and third-party commercial real estate services.



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THOMAS PARK COMMERCIAL

Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



THOMAS PARK INVESTMENTS

TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



THOMAS PARK MANAGEMENT

TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



THOMAS PARK DESIGN

TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



THOMAS PARK CONSTRUCTION

TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.