

# FOR SALE

 BALTIMORE, MD

**1118 S CHARLES ST**  
BALTIMORE, MD



# FOR SALE

 BALTIMORE

# LOCATION REVIEW

1118 S CHARLES ST BALTIMORE, MD 21230, USA

## SALE PRICE:

\$5,000,000

## PROPERTY:

MIXED USE INVESTMENT PROPERTY  
RESTAURANT WITH 10 APT UNITS ON  
UPPER LEVELS. TOTAL BUILDING  
SIZE: 21,280SF 3 LEVELS

## PROPERTY TAXES:

\$57,418

## INSURANCE :




\$8,968

## HIGHLIGHTS:




- ▶ RARE OPPORTUNITY TO OWN PRIME REAL ESTATE IN DESIRABLE FEDERAL HILL.
- ▶ STRONG INCOME PRODUCING PROPERTY WITH ABILITY TO INCREASE RENTS
- ▶ CLOSE PROXIMITY TO UNIVERSITY OF MARYLAND, RAVENS STADIUM, AND CROSS STREET MARKET
- ▶ BANDITOS IS A WELL KNOWN BAR/RESTAURANT ON THE FIRST FLOOR AND THEY HAVE SEVERAL LOCATIONS
- ▶ 6-2 BED 2 BATH UNITS / 4-1 BED 1 BATH UNITS
- ▶ NEWLY RENOVATED APARTMENTS
- ▶ VERY LOW VACANCY IN THE AREA
- ▶ STEADY RENT GROWTH
- ▶ 8 PARKING SPOTS



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**PHOTOS**

1118 S CHARLES ST BALTIMORE, MD 21230, USA



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# PORTFOLIO MAP

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Arrive.  
FEDERAL HILL



INTEGRITY  
REAL ESTATE GROUP



COBBLESTONE

MAGERKS  
AFTERS CAFE  
Young's  
phina's  
8X0  
MCC

FEDERAL HILL

DIGITAL HARBOR  
FOUNDATION



MoneyGram

key tech

BANK OF AMERICA

WHEELHOUSE



SPOONS

BH  
HS



PMS

FEDERAL HILL  
ACE



Chase Gilre  
& More



&pizza

SBLC  
BANK OF BALTIMORE

highstate



CHARLES ST

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# DISTANCE MAP

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## INNER HARBOR

## FELLS POINT

**PMS**  
PMS PARKING, INC.

SAILORS UNION  
GRACE GURDIE

BERKSHIRE HATHAWAY  
BHHS  
HOMESERVICES

EST. 2000  
MAGERKS  
PUB & GRILL

DIGITAL HARBOR  
FOUNDATION

CULTA

FEDERAL-MOGUL  
MOTORPARTS

BUNS & ROSES  
Chimney Cakes

Mother's  
25<sup>th</sup> ANNIVERSARY



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# DEMOGRAPHICS

1118 S CHARLES ST BALTIMORE, MD 21230, USA

## HOUSEHOLDS & INCOME

0.25 MILES    0.5 MILES    1 MILES

### TOTAL HOUSEHOLDS

1,987    5,727    13,866

### TOTAL POPULATION

3,357    10,143    24,042

### AVERAGE HH INCOME

\$102,411    \$115,873    \$110,748

### AVERAGE HOUSE VALUE

\$378,676    \$371,852    \$340,528

## HOUSEHOLDS & INCOME

0.25 MILES    0.5 MILES    1 MILES

### # OF PERSONS PER HH

1.7    1.8    1.7

### MEDIAN AGE

32.4    34.5    34.4

### MEDIAN AGE (MALE)

32.5    33.4    33.8

### MEDIAN AGE (FEMALE)

31.9    36.1    36.4

