

Property Details

710 S. Ann Street | Fells Point | Income-Producing Commercial

Available in combination with 724 S. Ann Street, 710 S. Ann Street offers investors a compelling blend of stable income, architectural presence, and long-term optionality in a neighborhood widely regarded as having some of the greatest upside potential in Baltimore.

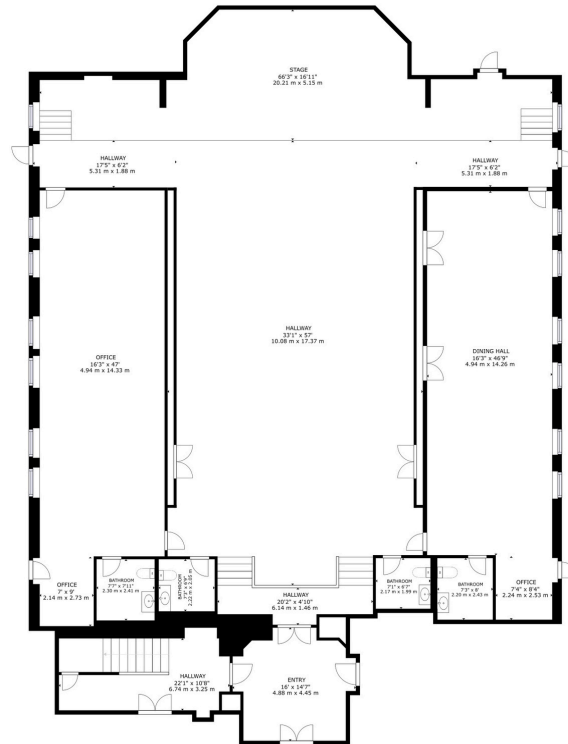
The property is leased to a well-established academic institution with a stellar track record and solid credit and benefits from in-place, triple-net (NNN) income of \$35,000 per month, secured by a long-term lease structure with 3.5% annual escalators, creating durable cash flow with built-in growth. Together with 724 S. Ann Street, the property is leased long-term to The New Century School, allowing for unified operations today and thoughtful planning for the future.

Rising with quiet authority along S. Ann Street, 710 S. Ann Street is an enduring and expressive building originally conceived as a place of gathering and reflection, a purpose still evident in its volume, light, and presence. The main level offers generous, adaptable spaces with wood floors, exposed brick, tall ceilings, classrooms, a stage, and flexible areas suited to instruction, performance, or events. The second level features a dramatic two-story library along with inviting offices and gathering areas designed for conversation and connection.

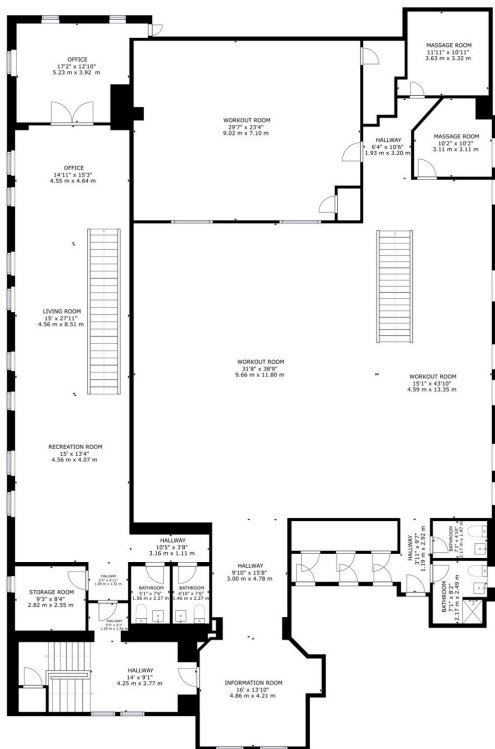
Upper levels are home to a long-term tenant, The Sanctuary, a thoughtfully curated wellness and training facility set within a breathtaking former sanctuary space with soaring arches and stained glass, providing additional income while aligning naturally with the building's historic character. A flex auxiliary space on the third floor adds rare and optional use.

Throughout, preserved architectural details are supported by modern systems, positioning 710 S. Ann Street as a true destination property - offered alongside 724 S. Ann Street - with strong current performance, cooperative tenancy, and exceptional long-term potential.

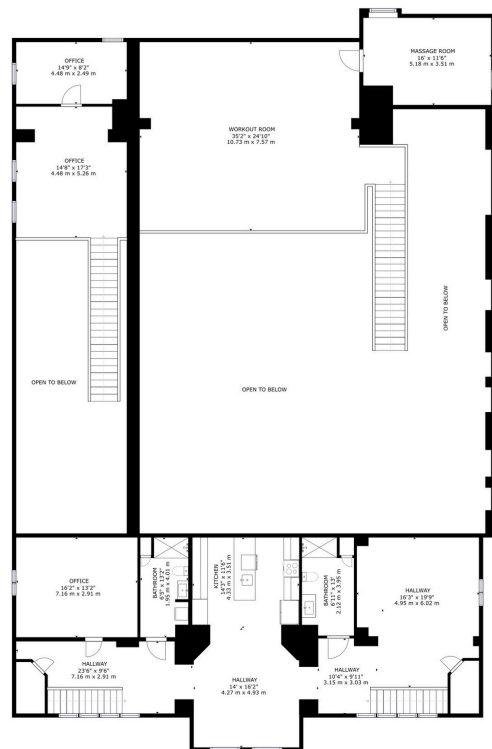
- Building Size Approximately 16,080 SF
- HVAC 7 units plus 3 mini-splits (10 total)
- Water Heater | 1 x 80-gallon
- Roof Shingled roof replaced 2014 & Windows replaced 2014
- Fire Protection | No sprinkler system
- Parking Approximately 15 spaces (rear)
- Easement Alley easement along the north side of the building



GROSS INTERNAL AREA
FLOOR 1: 5439 sq ft, 505.29 m², FLOOR 2: 5256 sq ft, 488.31 m², FLOOR 3: 3015 sq ft, 280.14 m²
TOTAL: 13710 sq ft, 1273.74 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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