



CHURCH AND  
RECTORY FOR SALE

5500  
**YORK**  
ROAD

GOVANS  
BALTIMORE, MARYLAND

EXCLUSIVE LISTING AGENT

 CUSHMAN &  
WAKEFIELD



## THE OFFERING

Cushman and Wakefield is pleased to offer for sale the former St. Mary of the Assumption Church and Rectory. The property consists of a substantial stone church building with a full basement and an adjoining two-story rectory, totaling approximately 33,593 square feet of improvements on a highly visible stretch of York Road in the Govans neighborhood of North Baltimore. Constructed in 1941, the property reflects both beautiful, Romanesque mid-century craftsmanship and sits within a diverse corridor that blends institutional, commercial, and residential uses.

The church, which ceased operations in late 2024, remains in great condition and offers a dramatic architectural framework, for an owner user or adaptive reuse, including a large open sanctuary with a 38-foot interior height and a finished basement previously used to host Sunday School and neighborhood clubs like the Boy Scouts. With approximately 11,123 square feet on the main level, the building provides expansive and flexible floor plates. St. Mary's has a rich history dating back almost 175 years, with deep roots and a gracious reputation in the neighborhood.

Connected to the church via a charming covered breezeway, the spacious rectory features two full floors of approximately 7,564 square feet each, with a mix of office and former residential rooms that can be readily adapted to new programming. Together, the structures present a rare opportunity for institutional users, community organizations, or creative developers seeking a prominently located and highly adaptable asset within a reemerging North Baltimore corridor.

## PROPERTY HIGHLIGHTS

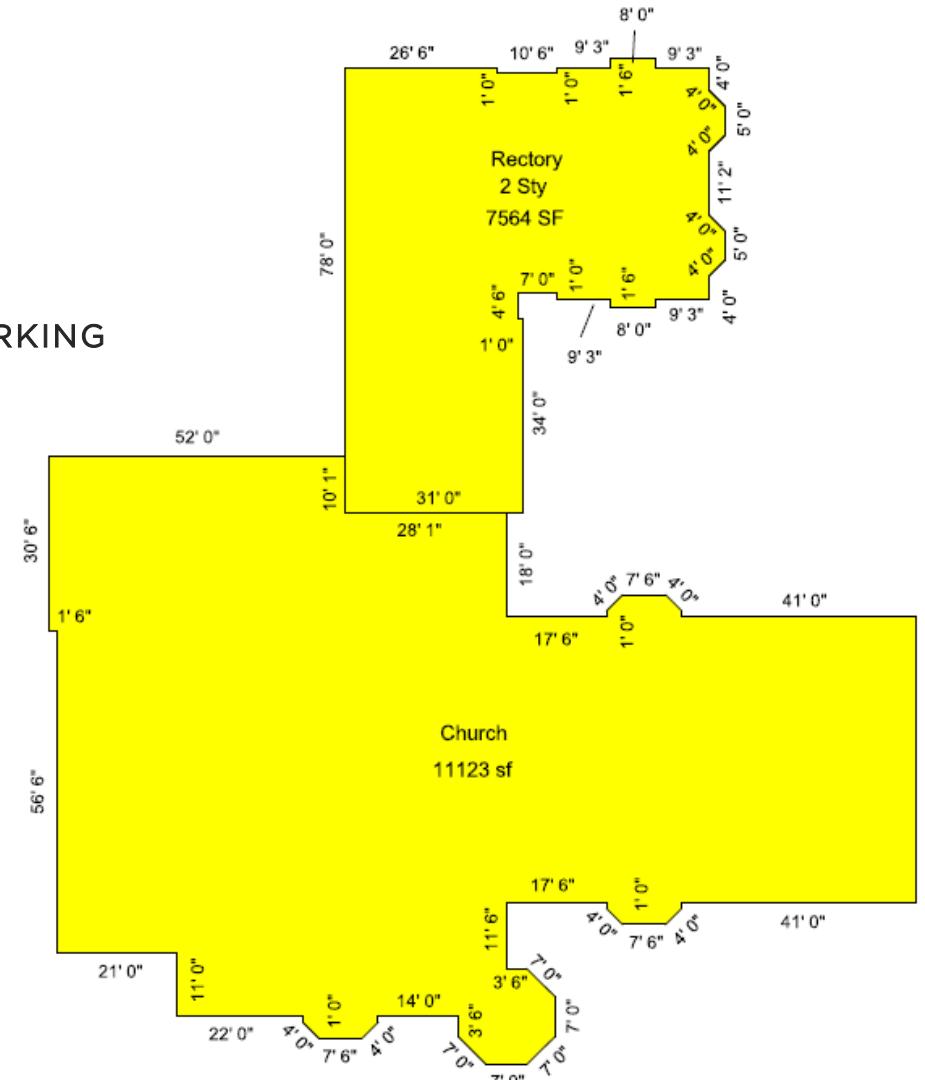
- Stone church and rectory complex totaling approximately **33,593 SF** of gross floor area
- **Prime visibility along York Road** in the Govans neighborhood of North Baltimore
- Approximately **29 owned parking spots** and an additional 38 shared with the adjacent school - for a **total of 67 spaces**
- Constructed in **1941** with beautiful and durable stone exterior and mid-century institutional design and Campbell Quarry slate roof
- Church building includes a dramatic **38-foot sanctuary height** and finished full basement
- **Approx. 11,123 SF on the main worship level** offering large, open, adaptable floor plates
- Two-story rectory with a basement approx. **~7,564 SF per floor**, featuring flexible office and former residential layouts as well as a basement
- Secure and well-maintained since closure in 2024
- Located within a **mixed-use corridor** featuring institutional, commercial, and residential properties
- **Excellent accessibility along a major arterial with strong north-south connectivity**
- R-3 Zoning

# 5500 YORK ROAD

## EXISTING FLOOR PLANS



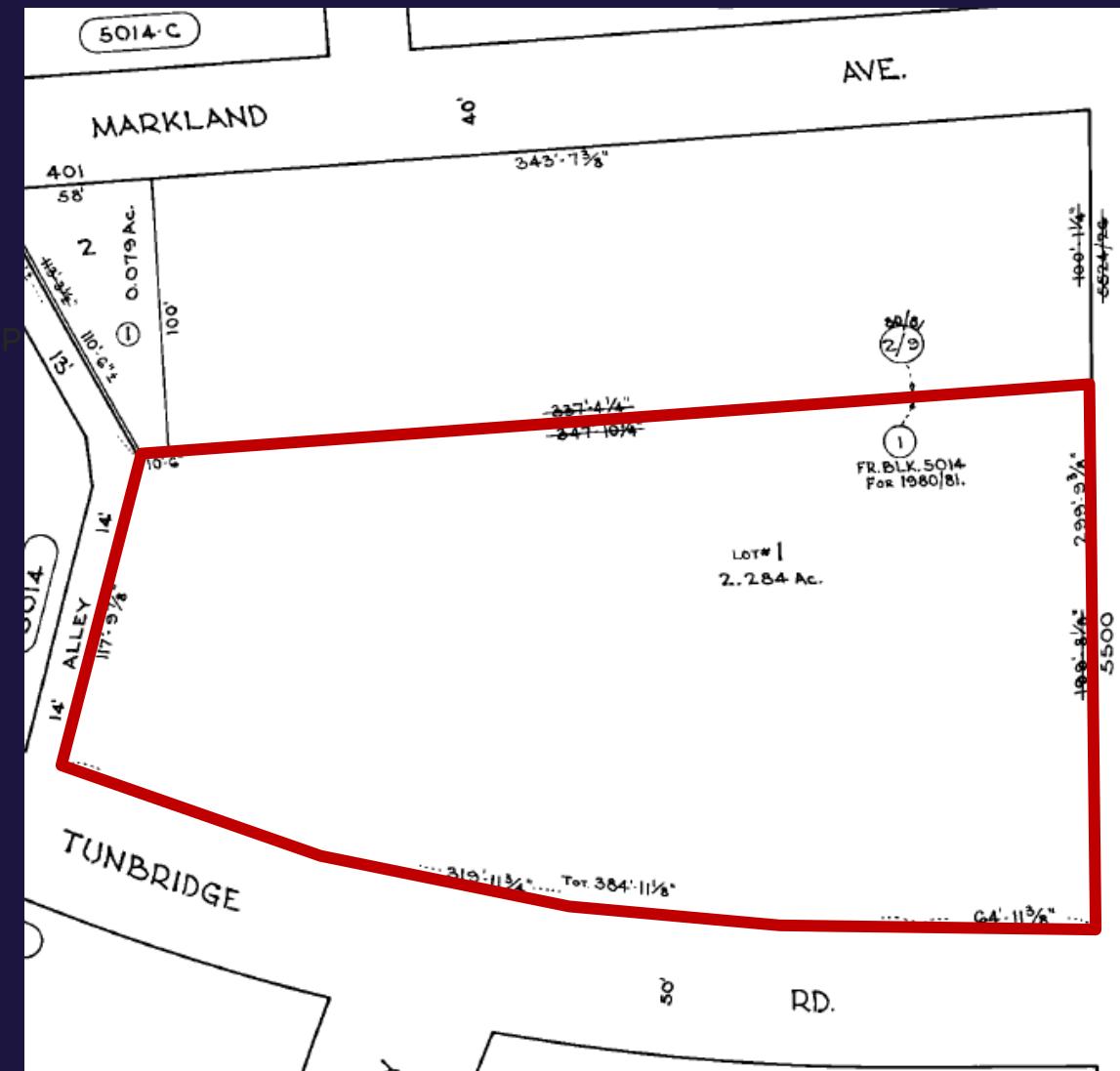
## PARKING



YORK ROAD

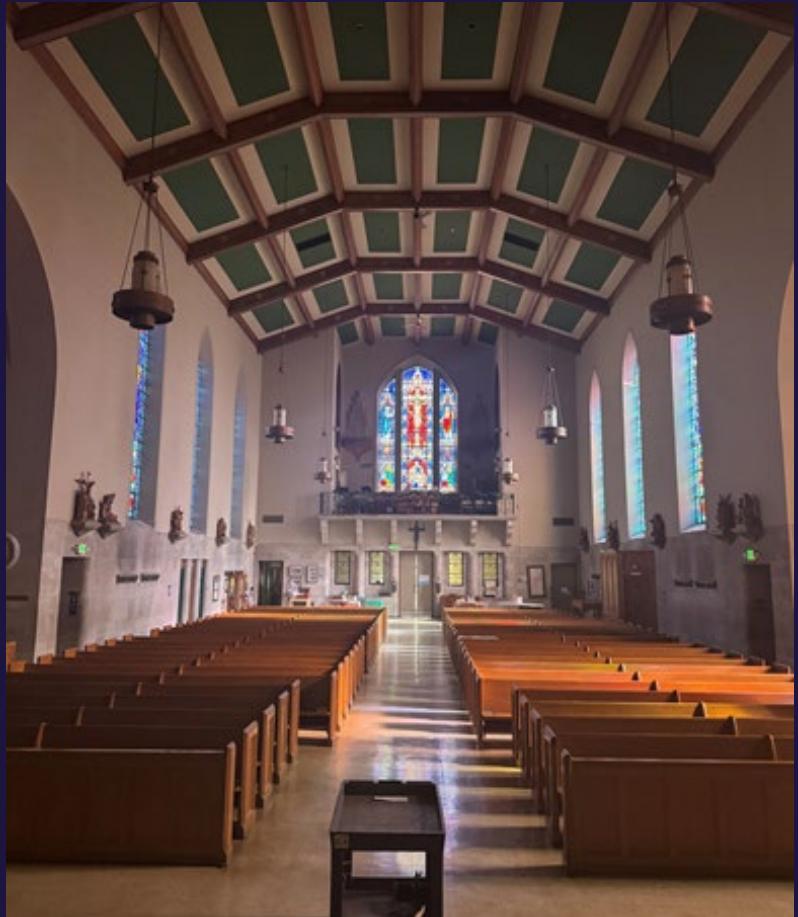
# 5500 YORK ROAD

## PLAT MAP AND APPROXIMATE BOUNDARIES



# 5500 YORK ROAD

PHOTOS



# 5500 YORK ROAD

## STRATEGIC SUBURBAN LOCATION

Govans is a historic North Baltimore community experiencing renewed investment and revitalization, positioned along the well-traveled York Road corridor and less than 15 minutes from both Downtown Baltimore and Towson. The neighborhood offers a blend of residential charm, institutional anchors, and commercial convenience, supported by long-standing community initiatives and ongoing corridor improvements.

Within a three- to five-mile radius are several major medical and educational institutions, including Loyola University Maryland, Notre Dame of Maryland University, Morgan State University, Johns Hopkins University, and Towson University, all of which contribute to strong employment demand and a stable institutional presence in the area. The subject property also benefits from proximity to key healthcare anchors such as MedStar Good Samaritan Hospital, Johns Hopkins University and Hospital, and Union Memorial Hospital, collectively representing some of the region's largest employers and research centers.

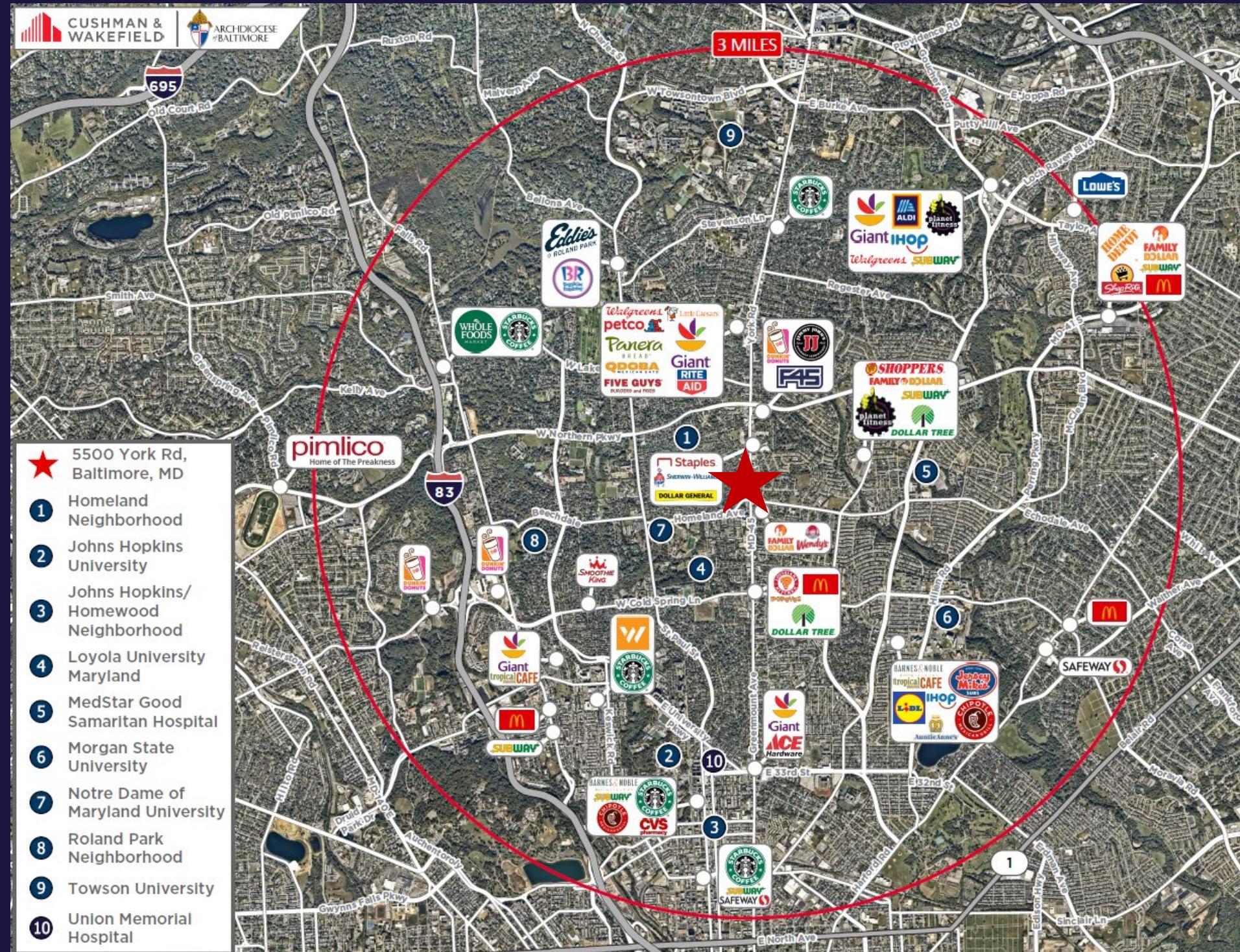
Nearby destinations such as Belvedere Square, the Senator Theatre, and the revitalized York Road commercial corridor further enhance the neighborhood's appeal, offering dining, retail, entertainment, and community services within minutes of the property. Together, these institutions and amenities reinforce Govans as a strategically located and steadily improving submarket with meaningful long-term growth drivers and strong regional connectivity.



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## LOCATION OVERVIEW

### 3 MILE RADIUS



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