



**FOR SALE: \$480,000**

## HIGHLIGHTS:

- Value-add investment opportunity for owner-user or investor
- In the Perkins Somerset Oldtown Transformation District
- Retail building in shell condition (*ready for interior buildout*)
- Total building size is 6,794 SF (*1st floor is 3,578 SF*)
- Located in an opportunity zone & enterprise zone
- Zoned C-2, allows retail, residential and office uses
- The 3-story structure was built in 1920.
- Fully restored featuring a new roof, new shoring and repointed brick-exterior.
- The building's brick exterior has been re-pointed and the roof is in good shape.
- Interior is ready for new subflooring along with new mechanical, electrical & plumbing systems.

Seller is willing to complete the interior buildout as a contractor for the new owner.

This is a chance to purchase your own building at an affordable price and complete the interior design based on your business needs.



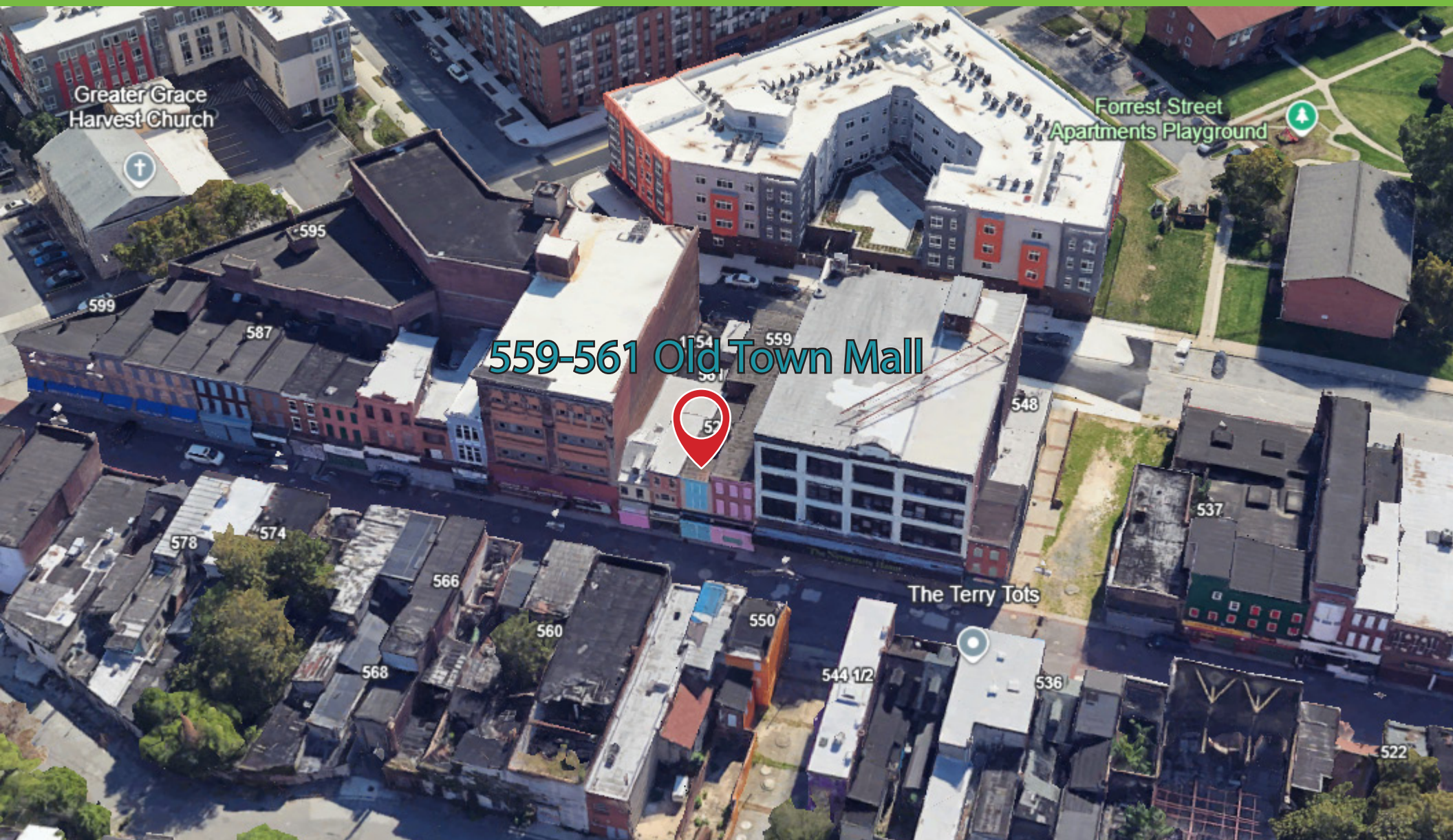




559-561 Old Town Mall, Baltimore, MD 21202

Retail Building for Sale

Value-Add Investment Opportunity



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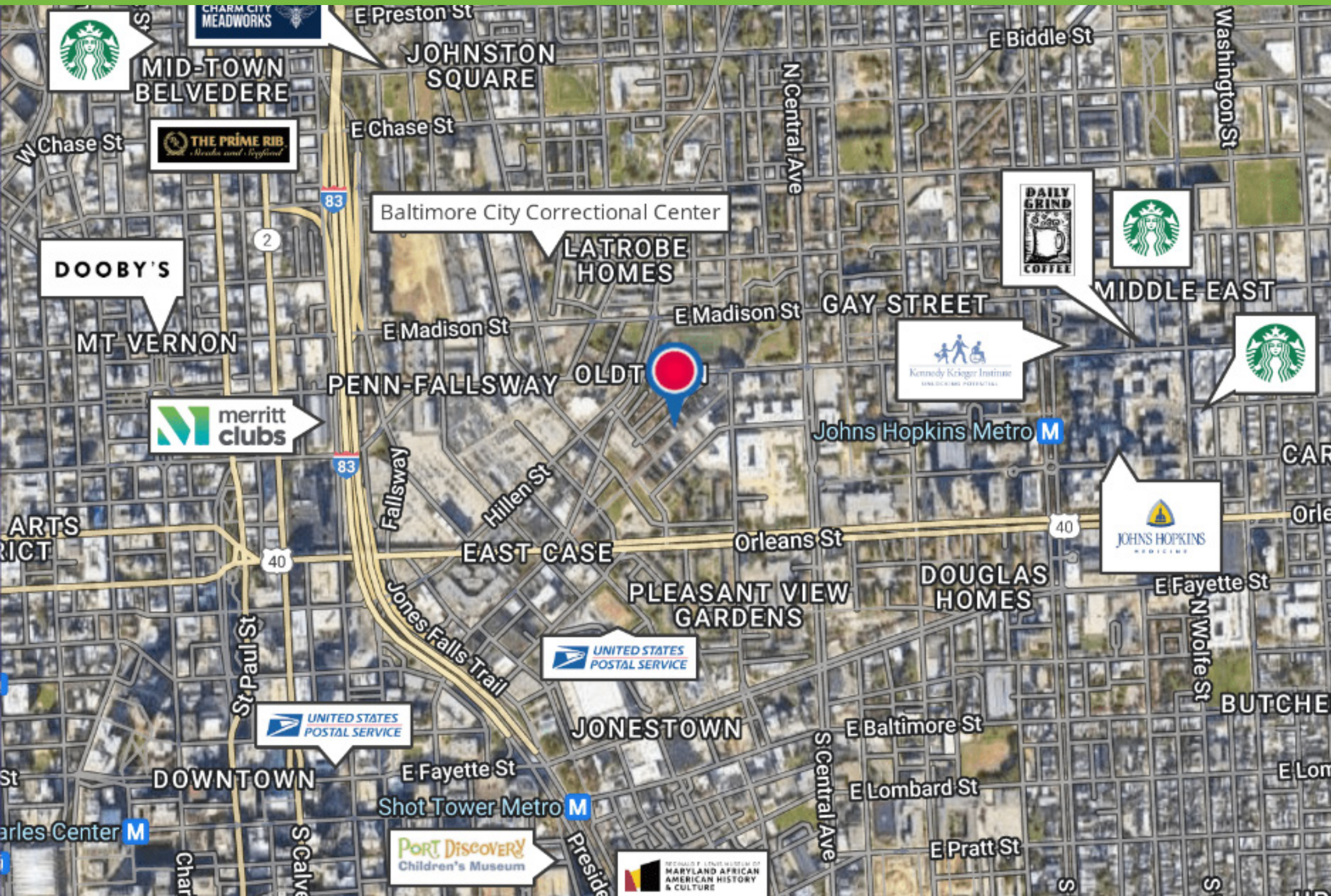




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## REDEVELOPMENT PLAN

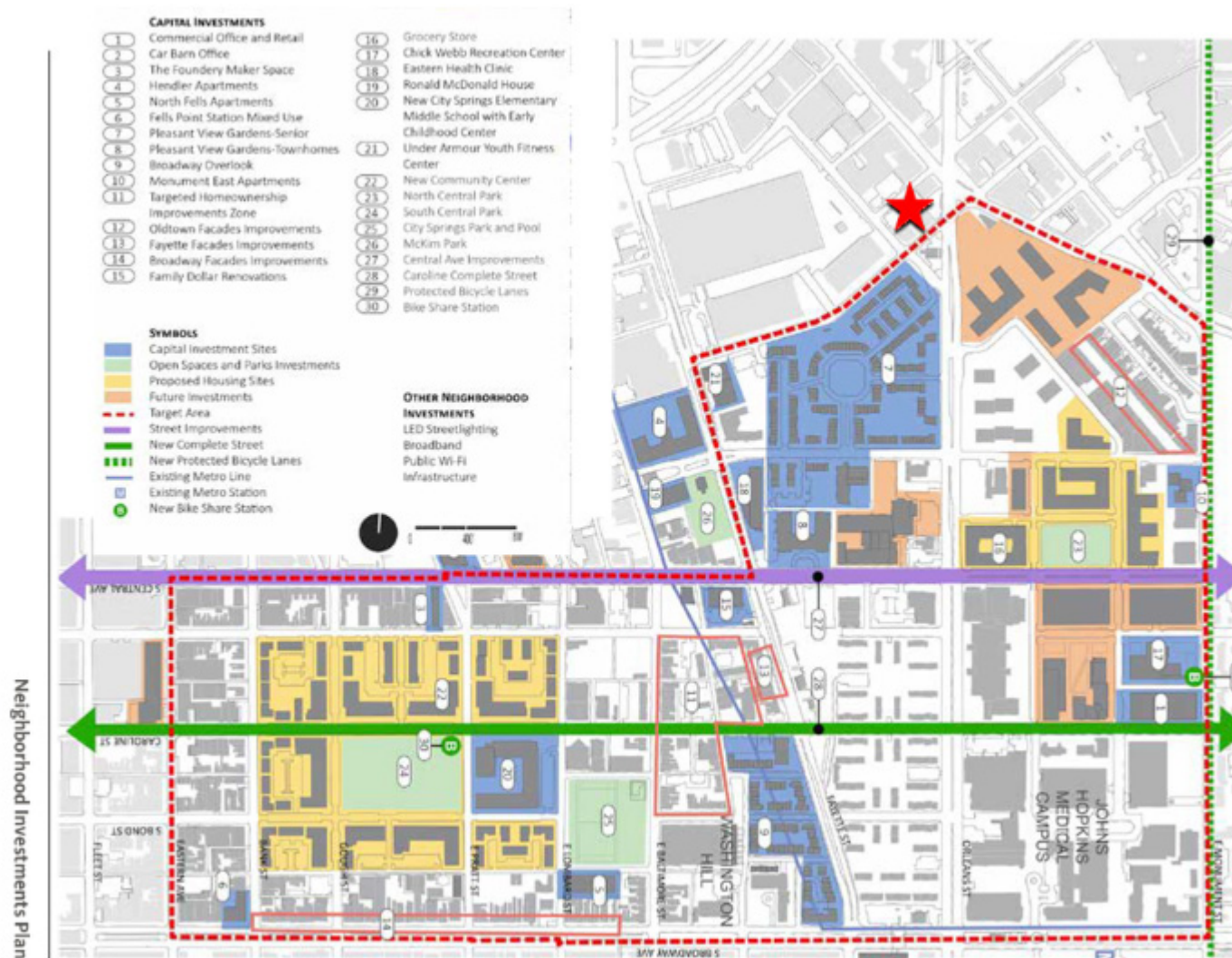


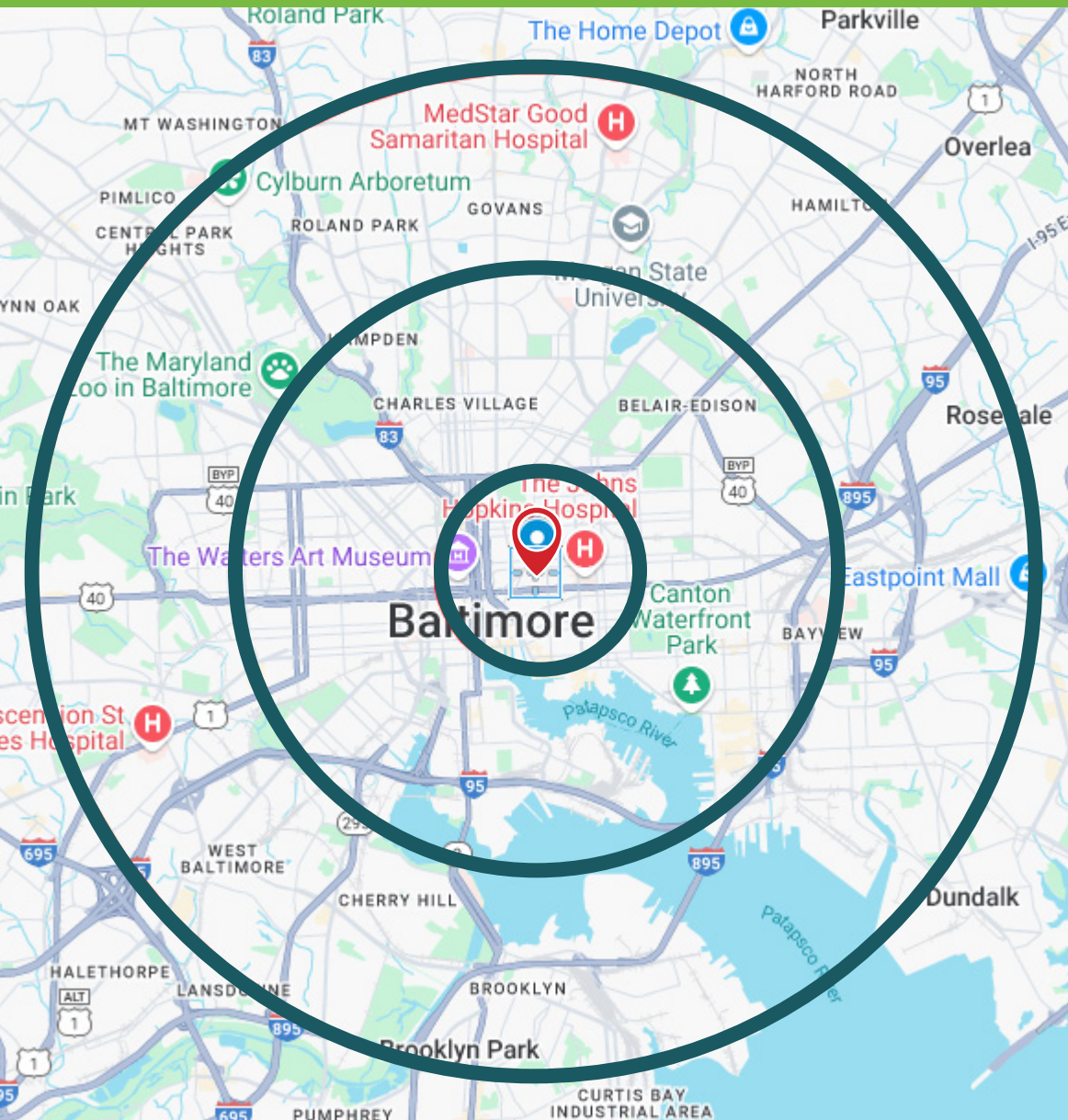
[Click here to read the BBJ Article](#)

[Click here for the full Redevelopment Plan](#)









## Demographics 2025

### 1 MILE 3 MILES 5 MILES

#### Population

1 MILE	3 MILES	5 MILES
43,950	263,424	546,185
24,835	142,719	265,665
\$56,928	\$63,270	\$62,089

#### Households

#### Average HH Income

Located in the Perkins Somerset Oldtown Transformation District, a \$1.1 billion redevelopment plan to convert over 244 urban acres into a modern community with 1,360 units of mixed-income housing, retail, large parks, public amenities, and new school. The U.S. Department of Housing and Urban Development's \$30 million Choice Neighborhoods Initiative (CNI) grant was awarded in 2018. The massive redo is also supported by a \$105 million tax increment financing package, approved in 2020. The massive project is being spearheaded by several developers and public agencies including Henson Development Co., Beatty Development, Cross Street Partners, McCormack Baron Salazar and the Housing Authority of Baltimore City.







## For More Information Please Contact:



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