

Building Overview: 301–319 N Gay St, Baltimore

Type & Structure

- A commercial office building was built circa **1900**, encompassing approximately **41,478 sq ft** across a **0.51-acre** lot (about 22,084 sq ft).
- It offers a mix of reception, conference rooms, and office space across multiple levels, with bathrooms on every floor.
- Parking includes a **private lot** for about **30 cars**, plus on-street spaces.

Features & Utilities

- Heating: **Central forced air** heated by natural gas.
- Cooling: **Central air conditioning**.
- Utilities: **Public water and sewer, electric, and natural gas** available.

Location Highlights

- Situated near major civic institutions: the **Central Post Office**, the **Juvenile Services Building**, and the **Baltimore City Police Department**.
- Just **one block** from Interstate 83 (Jones Falls Expressway), offering excellent accessibility.

Financials & Market Status

- Actively listed for **\$3,900,000**, translating to about **\$94.02 per sq ft**.
- Annual property taxes are noted around **\$49,725** (as of 2022).

Zoning & District Context

- Zoning falls under **C-5DC** or **C-1**, depending on listing source — both support commercial usage in pedestrian-friendly or centrally developed zones.
- The building sits within the **Gay Street Historic District**, a nationally recognized corridor featuring late-19th to early-20th century architecture (Victorian Eclectic, Beaux-Arts, Italianate, Romanesque, etc.).

Neighborhood Dynamics

- Located in Baltimore's **Jonestown** area, east of the CBD and west of Johns Hopkins Hospital, nestled amidst ongoing revitalization efforts—including the **Perkins-Somerset-Oldtown Transformation Plan**.
- Nearby is the **Old Town Mall**, a historic pedestrian street turned outdoor mall that's undergoing redevelopment.

Summary Table

Attribute	Details
Built	Circa 1900
Size	~47,500 sq ft; Lot ~0.51 acre
Usage	Office / commercial space; reception, offices, bathrooms on all levels
Utilities	Central heating (gas), AC, public water, sewer, electric
Parking	~30 private spaces + on-street parking
Location Highlights	Near Juvenile Services Building, Post Office, Police Dept, I-83 access
Zoning	C-5DC / C-1 (commercial)
Historic Context	Within Gay Street Historic District
Listing Price	\$4,999,000 (~\$105 /sq ft); Taxes ~\$49,725/year
Development Context	In area of major Baltimore revitalization projects