

FOR SALE
BALTIMORE

NEWLY REDEVELOPED APARTMENTS ON
THE AVENUE - HAMPDEN

\$1,895,000
(7.4% CAP)

FULLY LEASED MIXED USE BUILDING

BALTIMORE, MD 21211

FOR SALE

 BALTIMORE

LOCATION REVIEW

1031 W 36TH ST

AVENUE REAL ESTATE IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE THIS NEWLY REDEVELOPED MIXED USE GEM IN BALTIMORE'S BELOVED HAMPDEN.

LOCATED ON A HIGH TRAFFIC CORNER OF 'THE AVENUE', BALTIMORE CITY'S HISTORIC AND CHARMING RETAIL TOURIST DISTRICT. THIS PROJECT IS WALKABLE TO THE **JOHNS HOPKINS UNIVERSITY HOME WOOD CAMPUS** & JUST BLOCKS FROM **INTERSTATE 1-83**



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EXPENSES

REPAIRS & MAINTENANCE	\$600.00	
CLEANING	\$600.00	
HVAC R&M	\$250.00	
XFINITY	\$3,351.60	
UTILITIES	\$4,864.62	
WATER & SEWER	\$784.92	**BASED ON 4 MONTHS BILLS
RE TAXES	\$7,750.00	**\$13,750, BUT GRANO PAYS \$500/MO
INSURANCE	\$6,062.00	
MANAGEMENT FEE	\$-	
DUMPSTER	\$1,200.00	
PROFESSIONAL FEES	\$-	
SNOW REMOVAL	\$150.00	
ESTIMATED TOTAL EXPENSES	\$25,613.14	

RENT ROLL

UNIT	TENANT / UNIT DESCRIPTION	MONTHLY	ANNUALLY	EXPIRATION
UNIT A	1 BR 2 BA - (INCLUDES UTILS)	\$1,750.00	\$21,000.00	AUGUST 31 2025
UNIT 1	2 BR 1 BA (INCLUDES UTILS)	\$1,800.00	\$21,600.00	APRIL 30 2025
UNIT 2	EFFICIENCY #1 (INCLUDES UTILS)	\$900.00	\$10,800.00	JUNE 30 2025
UNIT 3	EFFICIENCY #2 - (INCLUDES UTILS)	\$900.00	\$10,800.00	JAN 31 2025
UNIT 4	1 BR 1 BA (INCLUDES UTILS)	\$1,650.00	\$19,800.00	AUGUST 31 2025
1031 W. 36TH	GRANO INCLUDES RETAIL STORE (TENANT PAYS UTILS AND \$500/MO TAXES)	\$5,500.00	\$66,000.00	SEPT 30 2035 (2) 5 YEAR OPTIONS
1029 W. 36TH	SANDY'S PLAGE (TENANT PAYS UTILS)	\$1,350.00	\$16,200.00	DEC 31, 2027 (1) 10 YEAR OPTION
	RENTAL INCOME:	\$13,850.00	\$166,200.00	
	LESS TOTAL ESTIMATED EXPENSES:		\$25,613.14	
			\$140,586.86	

FOR SALE
BALTIMORE

OVERVIEW
1031 W 36TH ST

GRANO 1031 W. 36TH

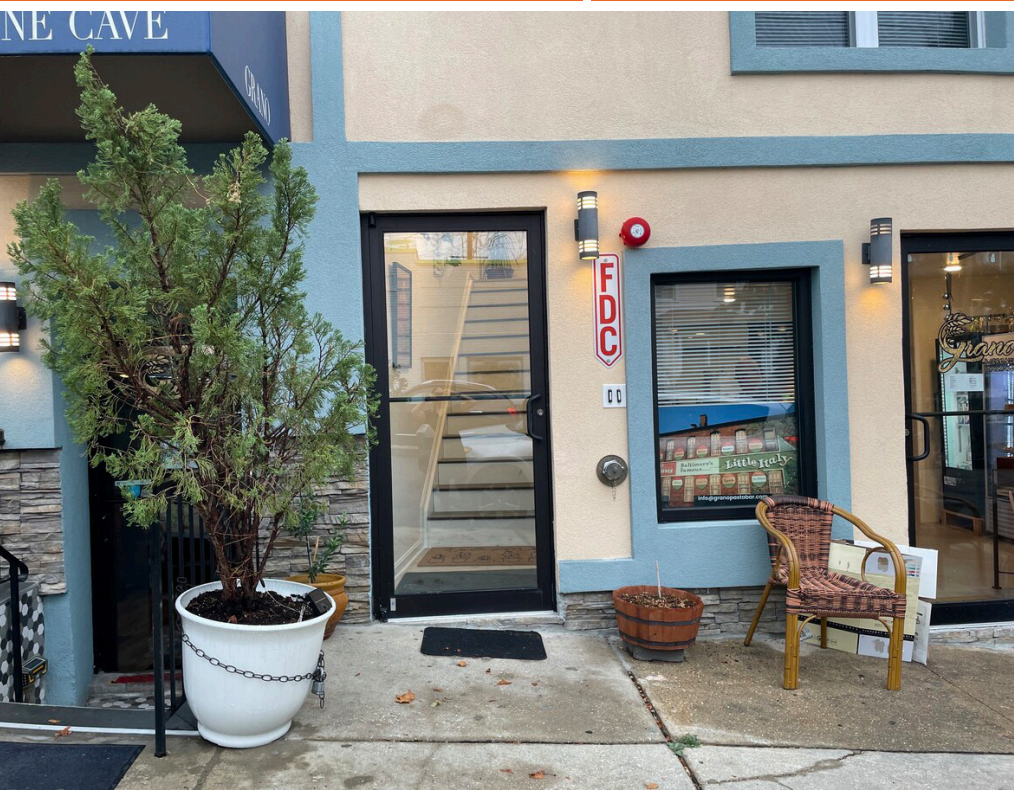


SANDY'S 1029 W. 36TH



FOR SALE
BALTIMORE

PHOTOS
1031 W 36TH ST



FOR SALE
BALTIMORE

PHOTOS
1031 W 36TH ST



WELCOME TO HAMPDEN



HONFEST



TOILET BOWL RACING



MIRACLE ON 34TH ST



LIGHTCITY FESTIVAL, BALTIMORE



BALTIMORE, TACO FESTIVAL

FOR SALE
BALTIMORE

LANDMARK
1029 W 36TH ST



1031 W 36TH IS ALREADY A WELL KNOWN LOCATION IN BALTIMORE, THE HOME TO GRANO PASTA BAR, ICONIC FOOD INSTITUTION IN HAMPDEN

FEATURED ON DINER'S DRIVE IN'S & DIVES ON THE FOOD NETWORK



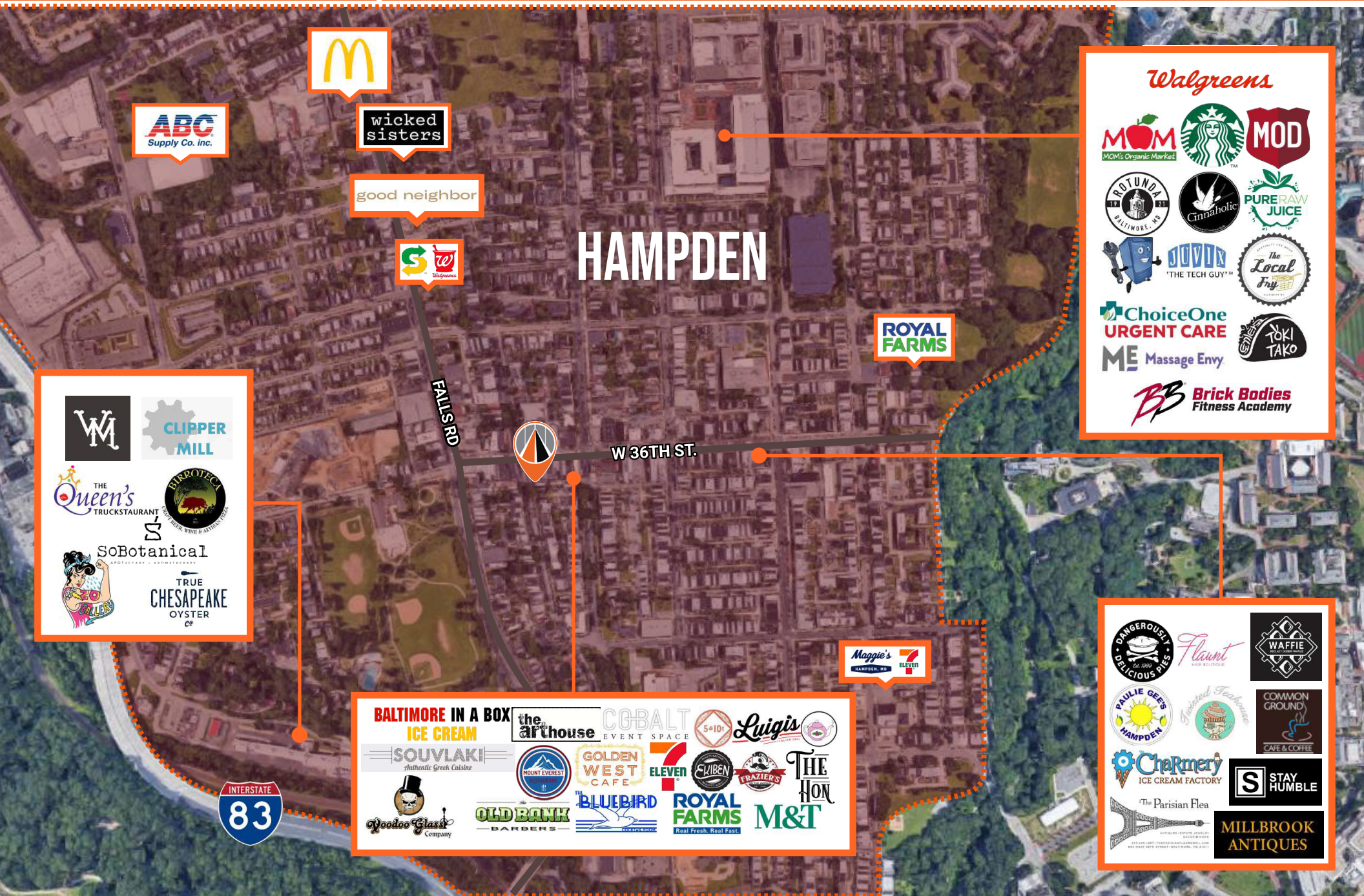
FOR SALE



BALTIMORE

LOCAL TRADE AREA

1029 W 36TH ST



HAMPDEN



Walgreens

MOM's Organic Market

Starbucks

MOD

PROTUNDA BALTIMORE, MD

Cinnaholic

PURE RAW JUICE

ChoiceOne URGENT CARE

Massage Envy

Brick Bodies Fitness Academy

WM

CLIPPER MILL

THE Queen's TRUCKSTAIRANT

SoBotanical

TRUE CHESAPEAKE OYSTER CO.



Baltimore in a Box ICE CREAM

SOUVLAKI Authentic Greek Cuisine

Golden West CAFE

ELEVATION

Luigi's

THE HON

ROYAL FARMS Real Fresh. Real Fast.



Dangeroust's DELICIOUS PIES

Flawnt

Waffle

Common Ground CAFE & COFFEE

Charmery ICE CREAM FACTORY

Stay Humble

Millbrook ANTIQUES

FOR SALE

BALTIMORE

AERIAL MAP

1029 W 36TH ST

- 36 DIGITAL CAVE MEDIA
- 37 DANIELA RESTAURANT
- 38 THE VERANDAH KITCHEN IN HAMPDEN
- 39 ACADEMY FOR COLLEGE & CAREER EXPLORATION
- 40 SKATEPARK OF BALTIMORE
- 41 NEPENTHE BREWING CO.
- 42 SUZIES SOBA
- 43 VILLAGE CHURCH HAMPDEN
- 44 ST. THOMAS AQUINAS CHURCH
- 45 WHITEHALL MILL



- | | | | | | | |
|-------------------------|---------------------------|-------------------------------|----------------------------|---------------------------------|----------------------------------|----------------------------|
| 1 WAFFIE | 6 THE CHARMERY | 11 BODHI CORNER | 16 THE WINE SOURCE | 21 BALTIMORE IN A BOX ICE CREAM | 26 DIGITAL CAVE MEDIA | 31 THE SALVATION ARMY |
| 2 JERK TACO | 7 COMMON GROUND CAFE | 12 HARMONY BAKERY | 17 KING TOBACCO | 22 SUZIES SOBA | 27 ST. LUKE CHURCH | 32 PRO ASH CONSTRUCTION |
| 3 LUIGI'S ITALIAN DELI | 8 PAULIE GEE'S HAMPDEN | 13 TREEHOUSE CAFE & JUICE BAR | 18 EKIBEN | 23 THE FOOD MARKET | 28 DYLAN'S OYSTER CELLAR | 33 KESWICK AUTO CENTER |
| 4 MONA'S SUPER NOODLE | 9 CRAFTED HAIR SALON | 14 ROCKET TO VENUS | 19 FRAZIER'S ON THE AVENUE | 24 M&T BANK | 29 HAMPDEN ELEMENTARY SCHOOL | 34 DAVENPORT IMPORT & ARTS |
| 5 FIVE & DIME ALE HOUSE | 10 RIBALDI'S PIZZA & SUBS | 15 NYQUIST | 20 CAFE HON | 25 ROYAL FARMS | 30 UNITED STATES POSTAL SERVICES | 35 HOLY FRIJOLE |

FOR SALE



BALTIMORE

DEMOGRAPHY

1029 W 36TH ST

HOUSEHOLDS & INCOME

1MILE

2MILES

3MILES

TOTAL POPULATION

29,195

119,706

283,429

AVERAGE AGE

33.6

34.1

35.0

AVERAGE AGE (MALE)

32.9

32.6

32.6

AVERAGE AGE (FEMALE)

34.9

34.7

36.6

HOUSEHOLDS & INCOME

1MILE

2MILES

3MILES

TOTAL HOUSEHOLDS

12,419

48,488

109,288

OF PERSONS PER HH

2.4

2.5

2.5

AVERAGE HH INCOME

\$71,143

\$65,079

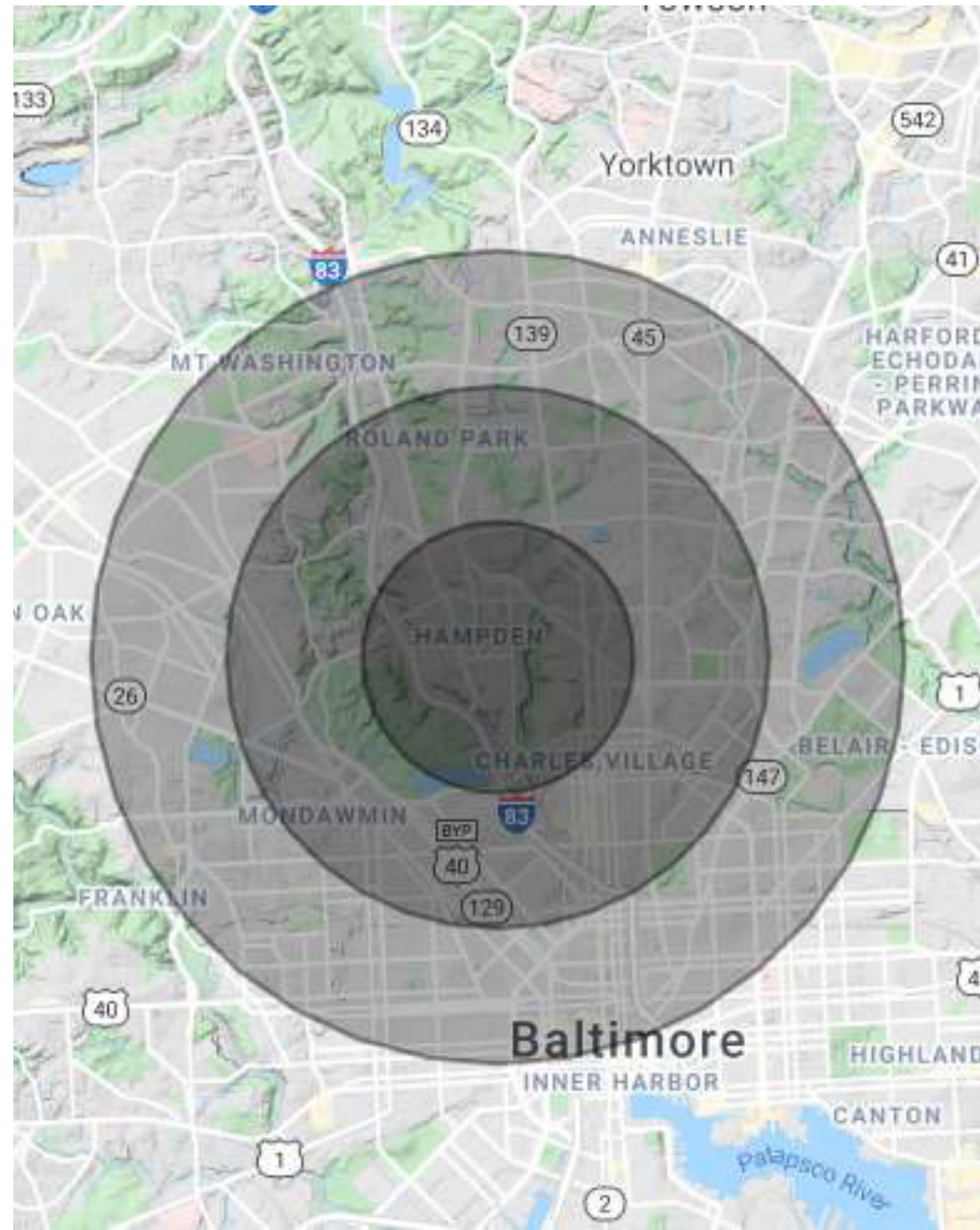
\$57,588

AVERAGE HOUSE VALUE

\$329,432

\$309,125

\$273,789





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