

301-319 N Gay St. Baltimore, MD 21202

## Office Building For Sale/Lease in Baltimore



### LISTING PRICE: Not Disclosed



### Features:

- Excellent Location in “Historic” District.
- Corner Location for Visibility/ Signage
- Bldg. Size: 41,478 +/- SF - 3 Levels above ground 1 Level finished lower level.
- Owner User/Investment Opportunity
- Two Tenants - occupying 11,242 +/- SF.
- Existing Income - \$146,940.00
- Parking Lot– Owned and Attached
- Land Area: 22,084 SF
- Variety of Opportunity Zones Available
- Excellent Demographics
- Retail/Office/Open Space
- Zoning: Commercial
- Availability: Immediate
- Events/Office/Retail

### DEMOGRAPHICS:

Population	2 MILE	5 MILE
2024 Total Population:	161,986	517,386
Pop. Growth 2024-2029:	-0.4%	-0.6%
Average Age:	35.5	36.8
Households		
2024 Total Households:	78,450	219,716
Median Household Income:	\$57,904	\$54,744
Avg. Household Size:	2	2.2

### CONTACT(s):

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**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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