

# Property Details

## 724 S. Ann Street | Fells Point | Income-Producing Commercial

Offered with 710 S. Ann Street, 724 S. Ann Street presents a rare opportunity to acquire in-place, stabilized cash flow within one of Baltimore's most dynamic and upward-trending neighborhoods.

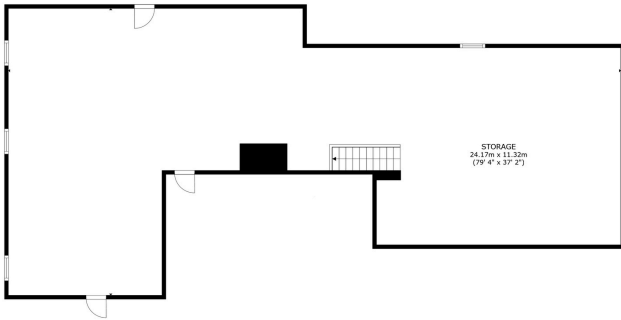
The property is leased to a well-established academic institution with a stellar track record and solid credit on a triple-net (NNN) basis at \$35,000 per month, supported by a long-term lease featuring 3.5% annual escalators, providing predictable income and inflation protection. Please note that both 724 S. Ann Street and the companion property at 710 S. Ann Street are leased long-term to The New Century School, a well-established, mission-driven educational institution known for cooperative ownership relations and operational flexibility.

Tucked behind a classic brick façade in the heart of historic Fells Point, the building blends purpose, care, and creativity. Tall arched windows flood bright, well-proportioned rooms with natural light, highlighting warm wood floors and original architectural details that give the space a distinctly human scale. The layout balances intimacy with flexibility for learning, gathering, or collaboration, anchored by a bright, welcoming gathering hall with dedicated dining amenities, and supported by thoughtful modern updates that respect the building's historic character.

Outdoors, a rare and expansive fully fenced courtyard offers a private, garden-like retreat with mature trees and open space, seamlessly connected to the building. Carefully maintained and modernized with multiple HVAC zones and streamlined infrastructure, 724 S. Ann Street functions with ease today while offering meaningful long-term development and repositioning potential as the surrounding neighborhood continues to evolve.

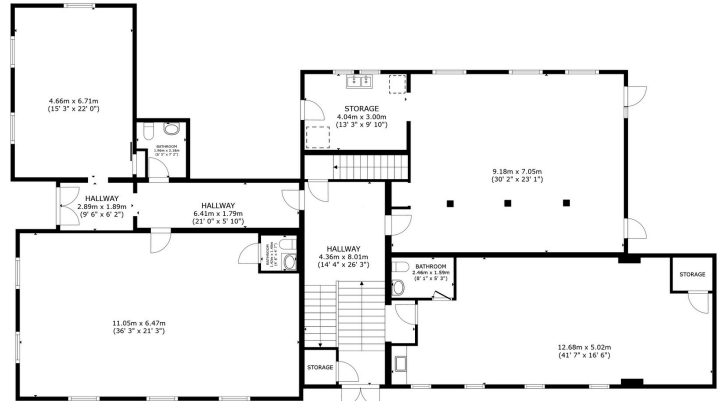
This offering represents one of the most compelling upside opportunities in the city, as part of a paired investment with 710 S. Ann Street.

- Building Size Approximately 11,412 SF
- HVAC 6 units plus 1 mini-split (7 total)
- Water Heater | 1 × 71-gallon
- Roof Rubber membrane roof, replaced 2022 & Windows replaced 2012
- Commercial kitchen with a grease trap and fire suppression
- Fire Protection | No sprinkler system
- Parking Approximately 11 spaces (side of the building)



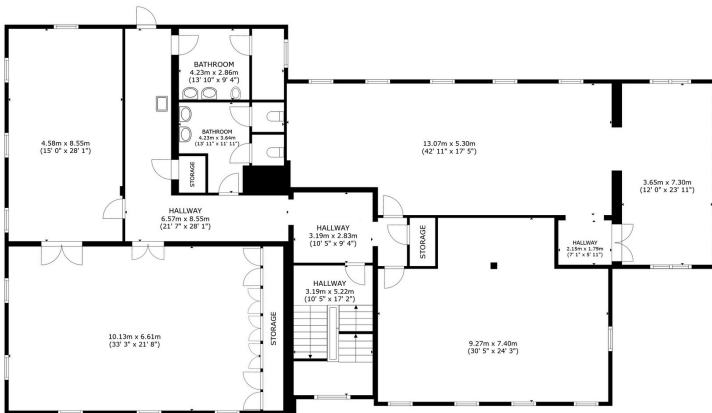
FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 193.2 m<sup>2</sup> (2,079 sq. ft.) FLOOR 2 301.0 m<sup>2</sup> (3,240 sq. ft.) FLOOR 3 366.4 m<sup>2</sup> (3,944 sq. ft.) FLOOR 4 336.6 m<sup>2</sup> (3,623 sq. ft.)  
TOTAL: 1,197.2 m<sup>2</sup> (12,867 sq. ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



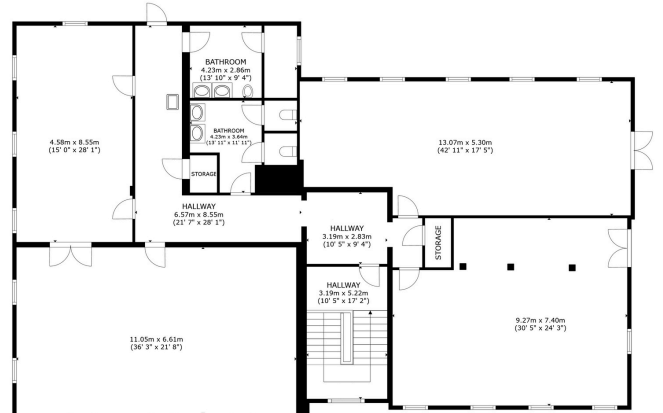
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