

# URBAN RETAIL WITH PARKING FOR SALE

## 2504 N CHARLES ST

Baltimore, MD 21218

Available: 7,584

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



### LISTING DATA

**AVAILABLE SF:** 7,584 ground floor plus  
+/-2,000 sf Mezzanine

### ECONOMIC DATA

**SALE PRICE:** \$1.75mm

### BUILDING DATA

**YEAR BUILT:** 2000

**ZONING:** B-1 (Baltimore City)



### PROPERTY OVERVIEW

This is a former CVS located at the corner of North Charles and 25th Streets, just south of Charles Village. CVS has term through 1/31/2026 and closing may take place upon landlord's recapture. The property includes a dedicated parking lot with handicap accessible entrance on the north side, which is a rare find in the city! The building offers 7,584 sf of ground floor retail and +/-2,000 sf of mezzanine space accessible via stairs and conveyor. Built to CVS specifications in 2000, the building will be delivered in refreshed vanilla box condition with new HVAC, plumbing and electrical systems.

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