

AGM

COMMERCIAL REAL ESTATE ADVISORS

307 S EATON ST

BALTIMORE, MD 21224



FOR SALE \$2,350,000
100% LEASED INVESTMENT OPPORTUNITY

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5900 Wilmary Lane
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PROPERTY OVERVIEW

Executive Summary

307 S. Eaton Street is a fully leased investment property in Highlandtown, a growing area in Southeast Baltimore. It's zoned IMU-1 or Industrial Mixed Use-1, which allows for a wide variety of commercial and industrial uses as well as multifamily. This single-story building is 7,851 SF and is fully leased to two tenants until 2030. Tenant #1 is Revitalize Mental Health Center, and Tenant #2 is Passen Capital, who is the owner of the building. If a new owner wanted to occupy the suite themselves, then the Seller could terminate their lease for the purchaser to occupy as an owner/user.

The building was completely redeveloped in 2021 with a new Firestone TPO roof (20 year warranty), solar panels provided by Aurora Energy, new HVAC, exterior façade, windows, flooring, plumbing, sprinklers, electrical, etc. The interior buildout features interior glass walled offices, kitchens and conference rooms as well as open areas. The building has 21 gated parking spaces, including 2 EV chargers in its private fenced lot.

The property represents a unique investment for an investor / user with the current income in place.

Sale Price: \$2,350,000



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PROPERTY PHOTOS

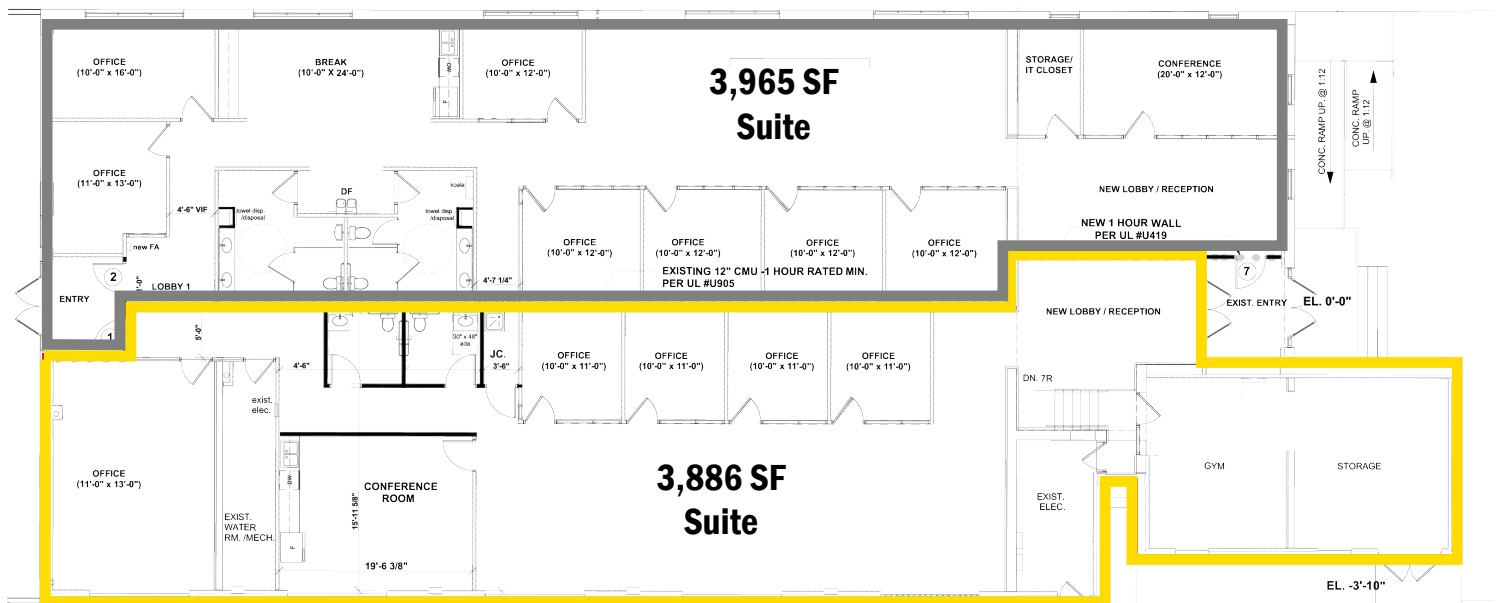


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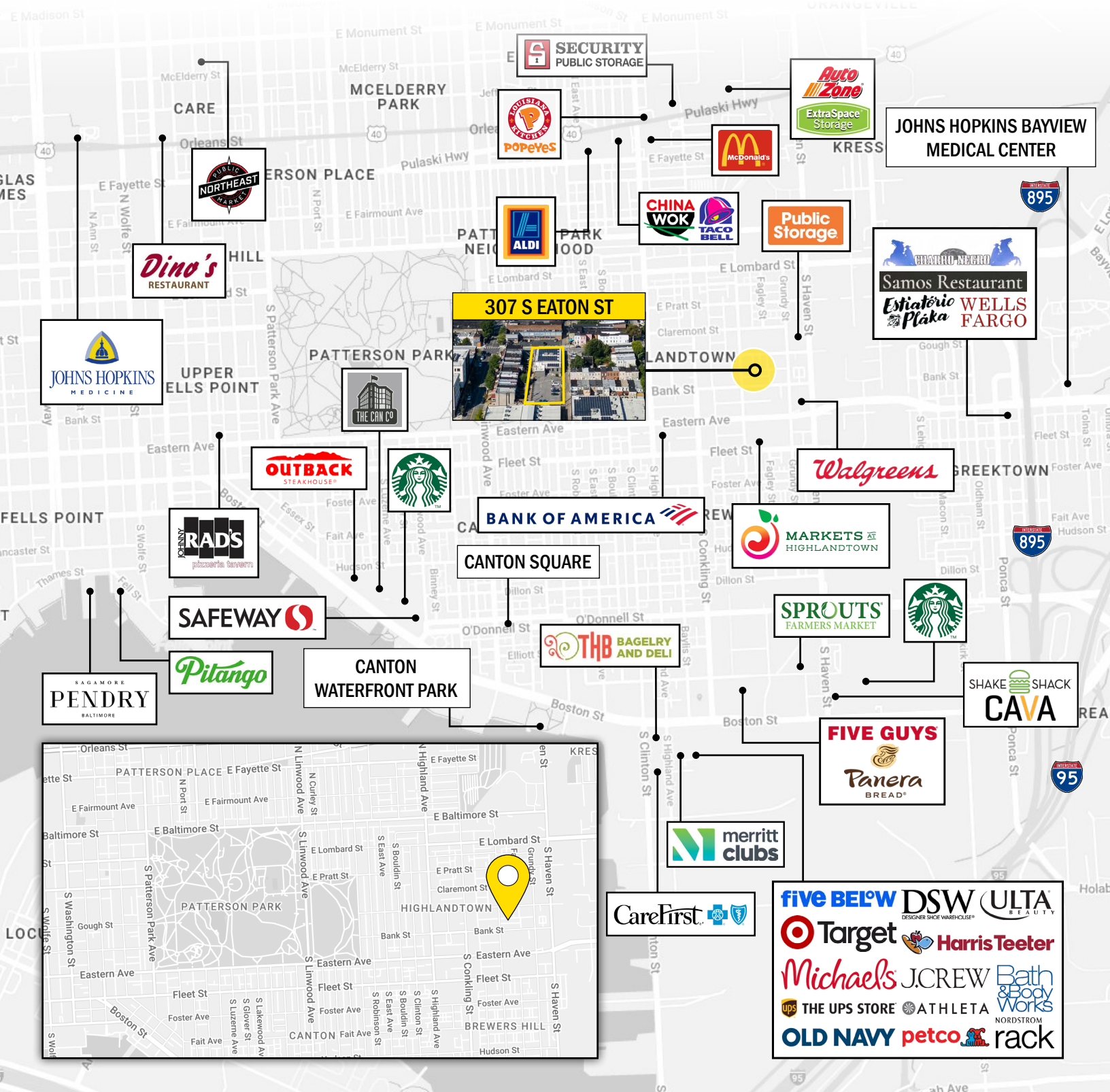
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FLOOR PLAN



RETAIL MAP



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BUILDING TENANTS



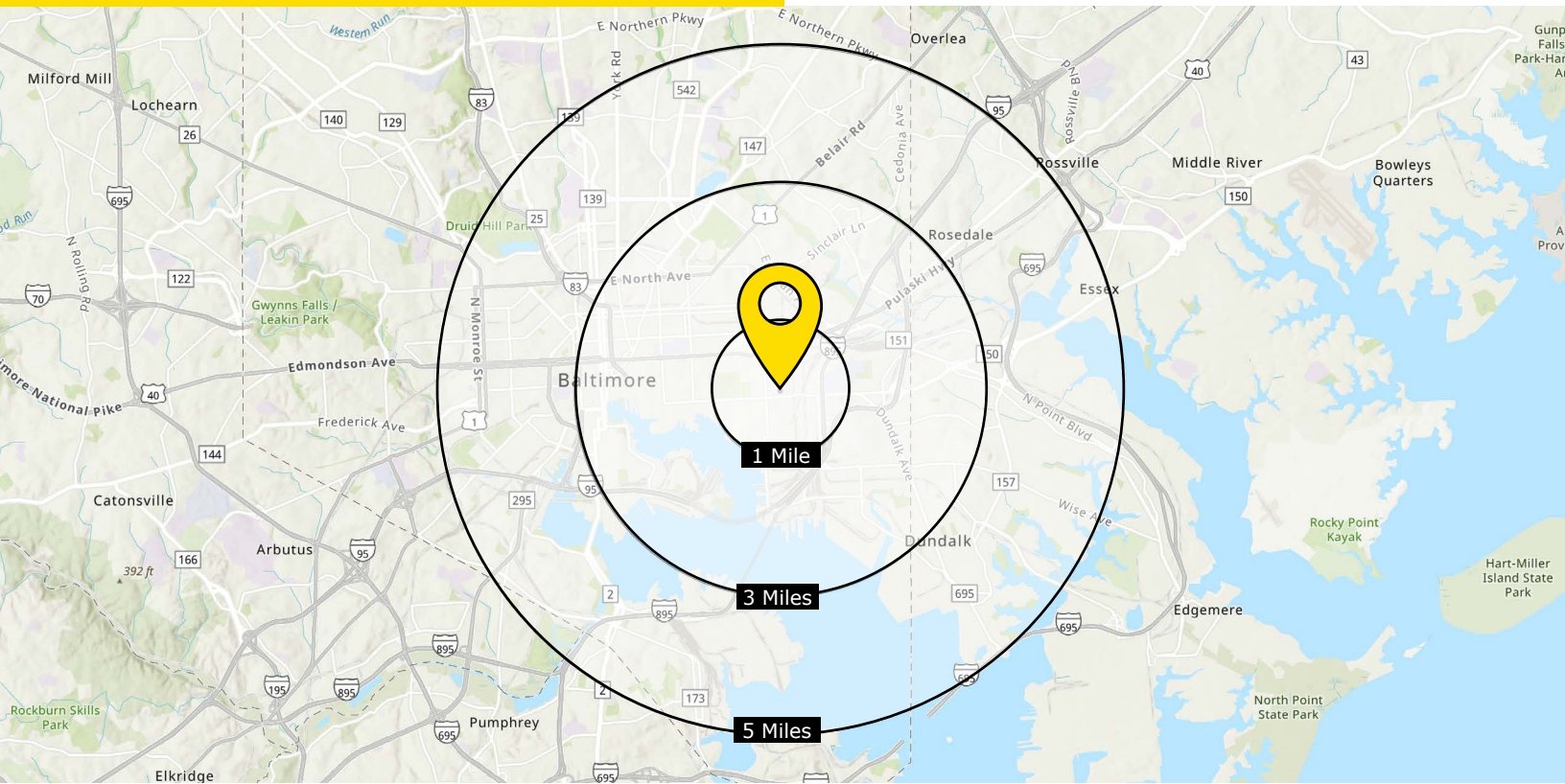
Tenant 1: Revitalize Mental Health Center

Offers rehabilitation and recovery programs, including community living skills, daily activity support, family / peer connections, working with therapists and psychiatrists to provide holistic mental health care.

Tenant 2: Passen Enterprises LLC

Passen Enterprises LLC is a real estate management company based in Fort Lauderdale FL. Specializing in property management and investment services they cater to both residential and commercial clients. With a commitment to exceptional service and local expertise Passen Enterprises aims to maximize property value while ensuring tenant satisfaction.

DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	36,410	194,312	460,742
Households	16,364	90,255	203,523
Families	7,296	39,656	98,204
Average Household Size	2.21	2.11	2.21
Median Age	33.1	34.3	35.9
Median Household Income	\$103,830	\$69,065	\$63,865
Average Household Income	\$128,468	\$98,074	\$89,126

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	35,989	194,094	456,563
Households	16,562	92,366	205,639
Families	7,328	39,966	98,090
Average Household Size	2.16	2.06	2.16
Median Age	33.5	35.1	37.0
Median Household Income	\$114,656	\$75,483	\$69,566
Average Household Income	\$140,950	\$107,534	\$98,363

KEY FACTS



20,415

TOTAL BUSINESSES



285,689

TOTAL EMPLOYEES



\$63,865

MEDIAN HH
INCOME



\$39,427

PER CAPITA
INCOME



\$67,189

MEDIAN NET
WORTH

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CONFIDENTIALITY AGREEMENT

The undersigned hereby agrees to keep confidential and in the strictest of confidence all information and documentation provided to the undersigned by AGM Commercial Real Estate Advisors, LLC (“Seller’s Broker”) and Passen Capital (the “Property Owner”) pertaining to the properties located at 307 S Eaton St, Baltimore, MD 21224 (the “Property”) in conjunction with the potential sale of the Property. (collectively, the “Property Information”). This Confidentiality Agreement shall extend to the undersigned’s agents, employees, partners/members/team members, attorneys, lenders, accountants or Buyer’s Broker listed below.

By execution of this Confidentiality Agreement, the undersigned agrees not to directly or indirectly disclose nor permit any Advisor to disclose the Property Information to any other person, firm, or entity other than the undersigned’s Advisors without prior written authorization; that the undersigned will not use or permit to be used the Property Information by any other person, firm or entity without prior written authorization of the Property Owner; and the Undersigned will not use nor permit the use of the Property Information in any fashion or manner detrimental to the Property Owner or its members, affiliates or principals.

The information provided does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither the Property Owner nor Seller’s Broker, nor any of their respective officers, members, employees, or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

THE PROPERTY OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST FOR THE PROPERTY, TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME, AND TO SELL THE PROPERTY TO ANOTHER PARTY OR TO WITHDRAW THE PROPERTY FROM SALE, WITH OR WITHOUT NOTICE.

Acknowledged and agreed:

Name: _____

Individually

Entity Name:

By: _____

Authorized Signature

Title

Date

Buyer’s Broker, if any:

Name of individual and company:
