

FOR SALE

REDEVELOPMENT OPPORTUNITY

TWO BUILDINGS • 35,102 SF • R-8 ZONING • OLIVER COMMUNITY



1415 & 1427 North Caroline Street
Baltimore, MD 21213

Wendy L. Blair
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RE/MAX
COMMERCIAL LOGIC

Douglas R. Kington
(443) 604-8898
douglas@crelogic.net

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Baltimore, MD 21213

PROPERTY DESCRIPTION

PROPERTY ADDRESS: 1415 North Caroline Street
1427 North Caroline Street
Baltimore, Maryland 21213

TAX ID: 08-08-1137-042

OWNER: St. Francis Xavier's Roman Catholic Congregation Incorporated

COMMUNITY: Oliver

GROSS BULDING AREA: 1415 North Caroline Street - 16,617 SF
1427 North Caroline Street - 21,887 SF
Total 35,102 SF

LAND PARCEL: Parcel will be subdivided. Land Parcel attributed to these two buildings is estimated to be 12,850 SF (0.295 acres)

BUILT : 1888

HEIGHT: 1415 North Caroline Street - 4 stories
1427 North Caroline Street - 3 stories + basement

CONSTRUCTION: Brick with partial stone cladding on concrete block walls
Reinforced concrete foundation

ZONING: R-8, Residential Rowhouse District

CURRENT USE: Daycare Center, Office, Residential

PARKING: None on-site. Plentiful on-street parking. Additional parking can possibly be created by paving rear yard, which is currently a grassy plot.

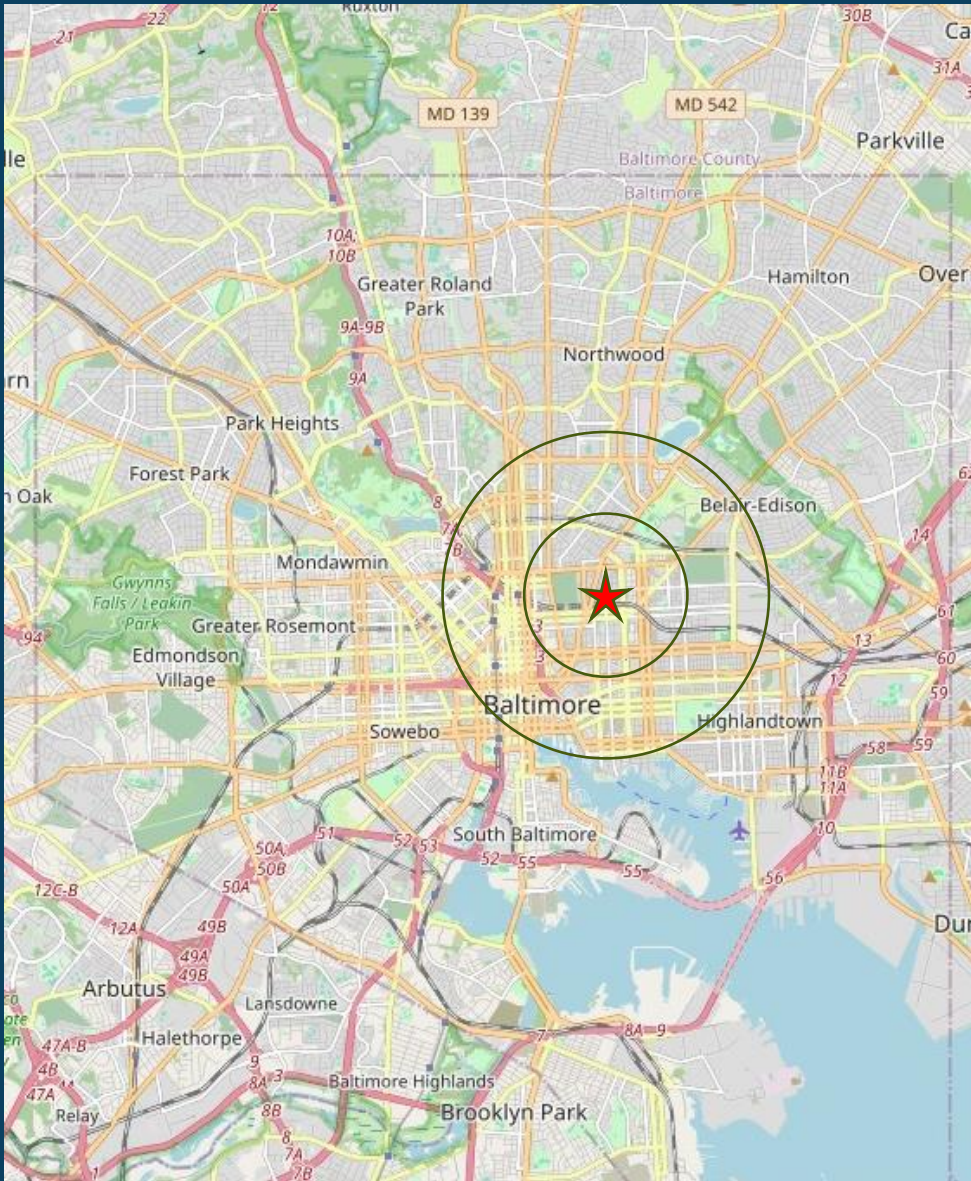
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DEMOGRAPHICS



Category	1- Mile	2-Mile
Population		
2029 Projection	43,443	153,929
2024 Estimate	42,154	157,039
2020 Census	34,260	155,426
2024 Population By Race		
Black	34,365	88,418
White	4,308	44,627
American Indian/Alaskan	105	520
Asian	831	7,152
Hispanic, Non-White	1,383	11,416
Household		
2029 Projection	19,093	71,734
2024 Estimate	18,655	73,510
2020 Census	15,538	73,505
Income		
2024 Median Household	\$40,400	\$54,382

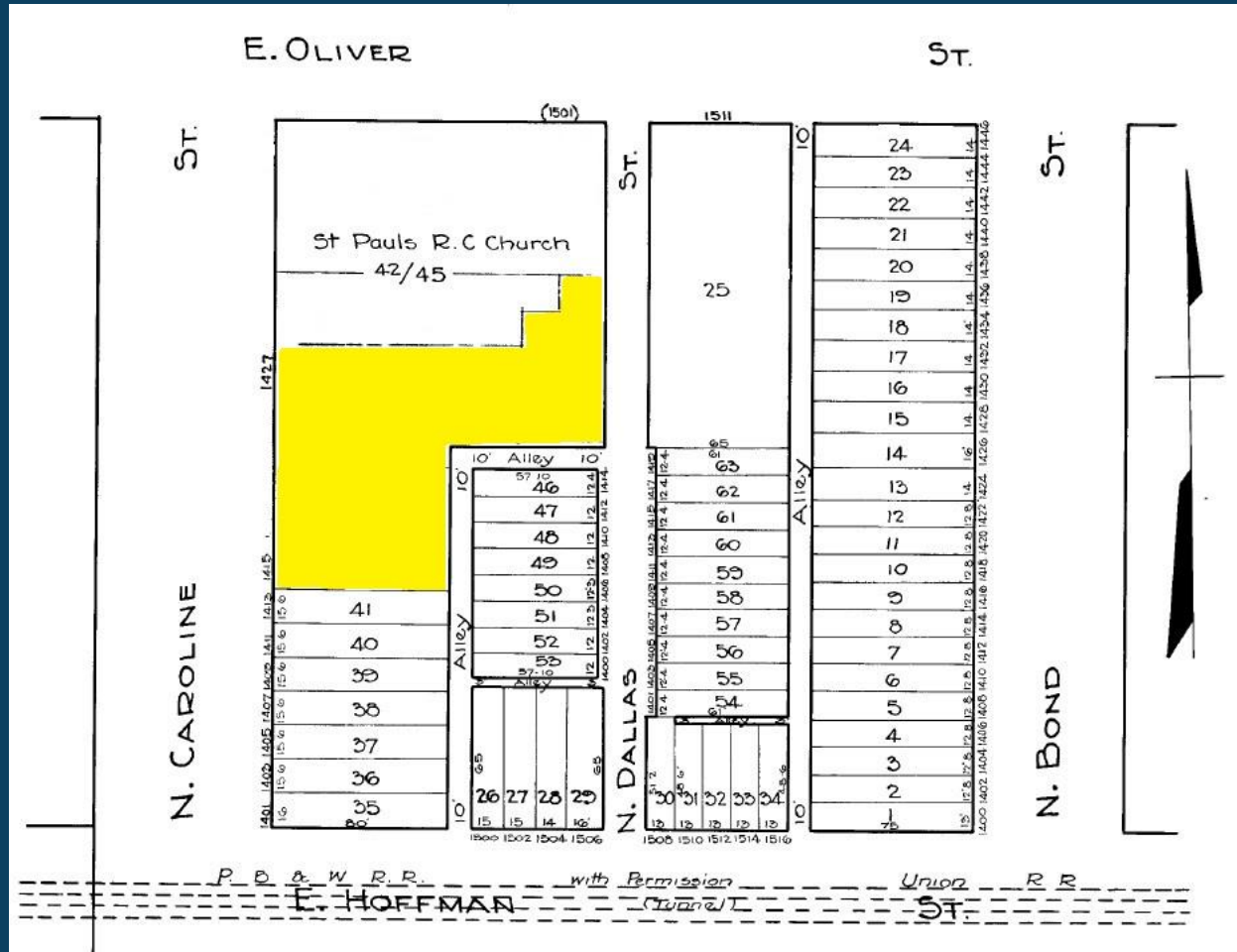
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BLOCK PLAT
 Block 1137 / Plot 042



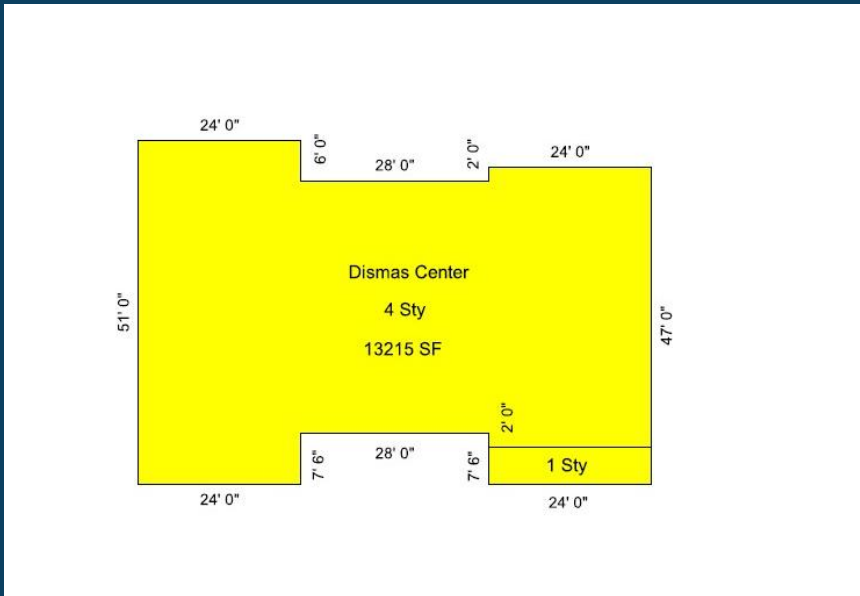
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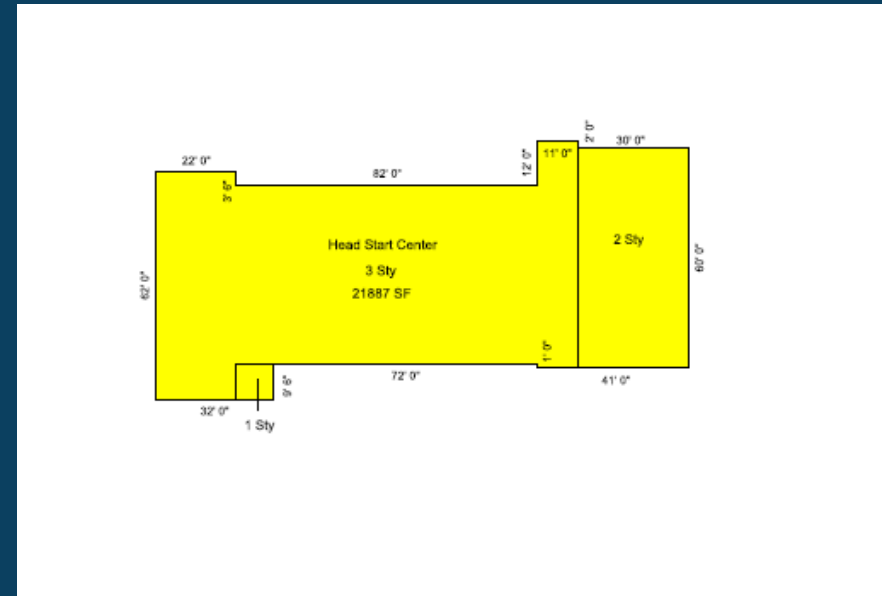
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BUILDING ENVELOPE



1415 N. Caroline Street

4-stories
3,271 Sf (typ.)
13,215 SF (total)



1427 N. Caroline Street

3-stories
7,295 SF (typ.)
21,887 SF (total)

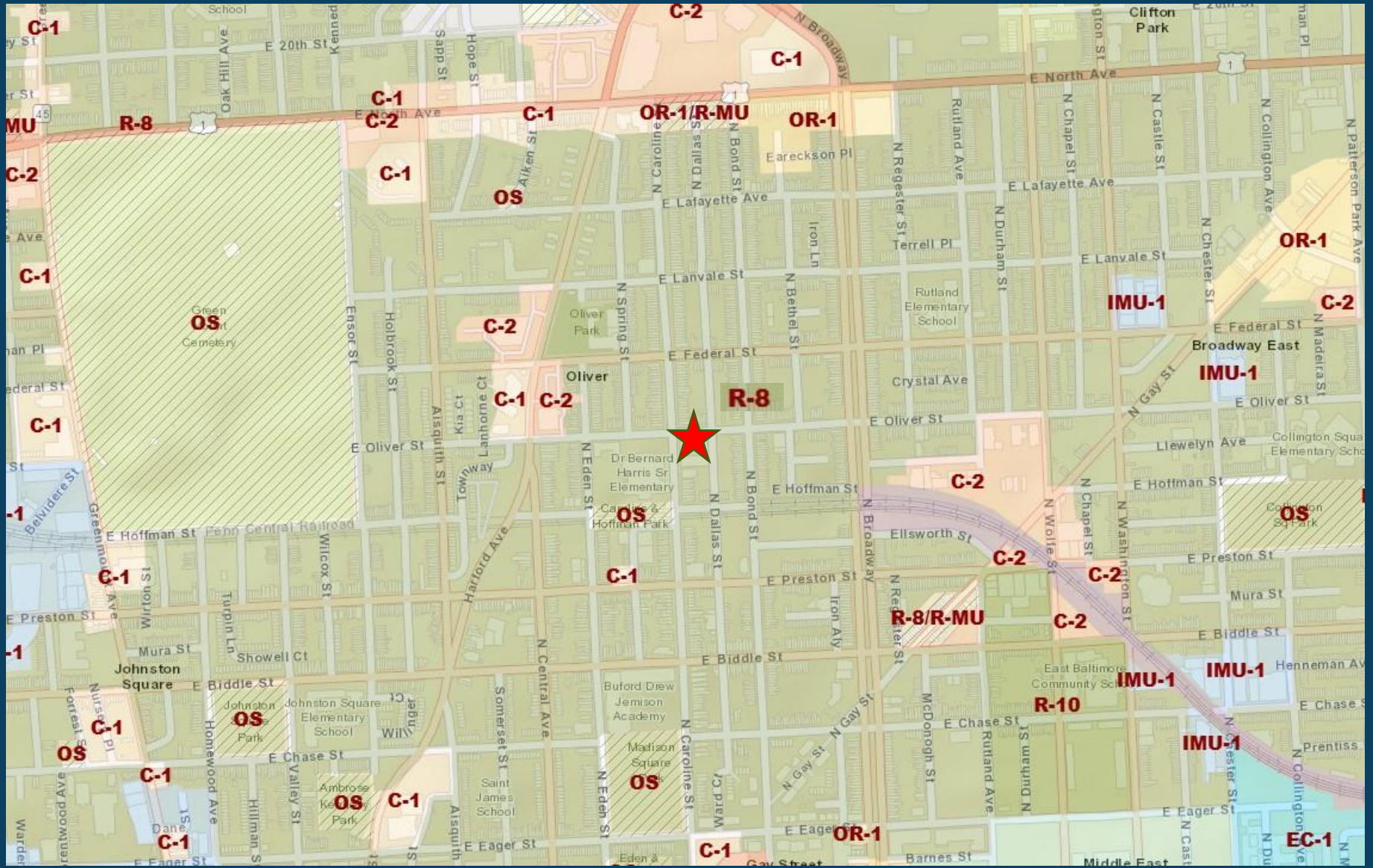
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ZONING MAP



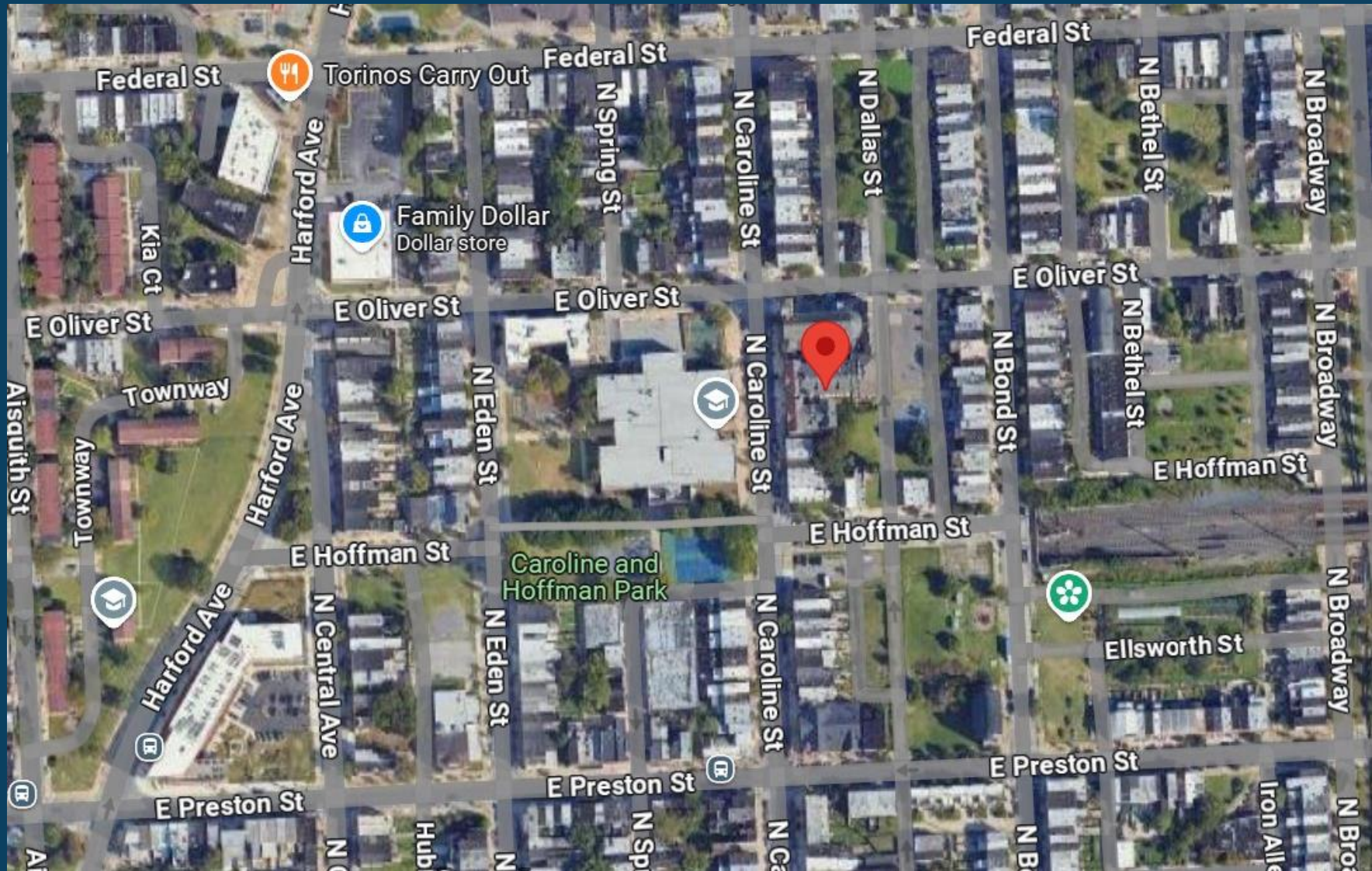
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AREAL MAP



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INTERIOR PHOTOGRAPHS



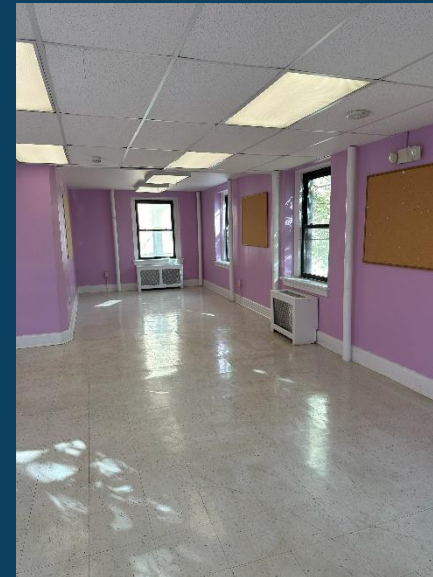
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