

An aerial photograph of a city block. A large, multi-story brick building with a flat roof and a smaller section with a gabled roof is highlighted with a blue outline. The building is surrounded by other smaller buildings, streets, and trees. The text "FOR SALE" is overlaid in the top left, and "HARRINGTON COMMERCIAL REAL ESTATE SERVICES" is in the top right. A blue banner at the bottom contains the text "ACQUISITION OR REDEVELOPMENT OPPORTUNITY".

FOR SALE

HARRINGTON
COMMERCIAL REAL ESTATE SERVICES

ACQUISITION OR REDEVELOPMENT OPPORTUNITY

Executive Summary - Our Lady of Pompei

Harrington Commercial Real Estate is pleased to present 215 S. Conkling Street also known as 3600 Claremont Street, located within the high-density populated residential neighborhood of Highlandtown.

The campus originally was composed of three buildings at consecutive addresses with the initial construction of the Church in 1926 and subsequent construction of the other buildings over the years. The combined buildings represent 37,959 square feet of gross building area on .047 acres, which does not include the adjacent school which was previously sold and is no longer part of the complex. The property currently consists of two interconnected one-four story buildings with lower levels as follows:

Religious/Rectory Facility - built in 1923, consists of a 10,634 SF sanctuary with a seating capacity of 350+ and a second floor community room, plus a rectory consisting of 6,999 SF. Recent updates to the sanctuary include new carpet, painting, electrical, windows and HVAC. The Rectory's first floor office, second floor meeting room and third floor bedrooms include new ceilings, restored floors, new bathrooms and plumbing, windows, HVAC and electrical.

Convent - built in 1955 is 3,840 SF. Recent updates include new roof, electrical, plumbing, HVAC and interior work.

Gym - built in 1968 is 8,243 SF with a full lower level, also 8,243 SF formally used as a cafeteria.

A courtyard between the properties offers the potential to add parking to the site. The site is zoned R 8, which allows for single family residential, townhouse residential, and multi-family apartments.



Property Information

Church & Rectory

Address	3600 Claremont Street, Baltimore, Maryland 21224
Constructed/ Renovated	1923 / 2022
Building Size	17,633 SF
Structure	Masonry bearing walls with wood roof deck supported by wood joists over concrete foundation walls
Façade	Primary Wall Finish: Brick Windows: Aluminum, steel (stained glass removed)
Roof	Primary: Hip construction with slate covering Secondary: Flat construction with single-ply EPDM membrane
Interiors	Walls: Painted gypsum board, lath and plaster Floors: Carpet. VCT. ceramic tile, wood strip: unfinished Ceilings: Painted gypsum board, painted metal tiles, ACT
Elevators	Passenger: 1 hydraulic car serving 5 stops
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms
HVAC	Non-Central System: VRV ductless split-systems
Number of Stories	Church- 2.5 Rectory- 3.5



Property Information

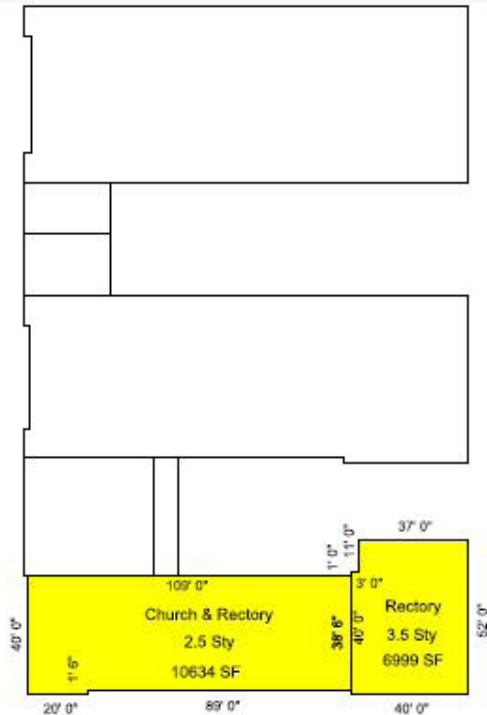
Convent & Gym

Address	215 South Conkling, Baltimore, Maryland 21224
Constructed/ Renovated	1955 / 2018
Building Size	20,326 SF
Number of Stories	Two above grade with one below-grade basement levels
Structure	Primary Wall Finish: Brick Windows: Aluminum, steel
Façade	0.5 acres (estimated)
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bitumen, with coating
Interiors	Walls: Painted gypsum board, glazed CMU, Unfinished Floors: VCT, ceramic tile, wood strip, terrazzo Ceilings: Painted gypsum board and ACT
Elevators	None
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms
HVAC	Non-Central System: Gas furnaces with split system condensing units
Fire Suppression	Fire extinguishers only
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, CFL, incandescent Emergency Power: None
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs
Equipment/Special	None

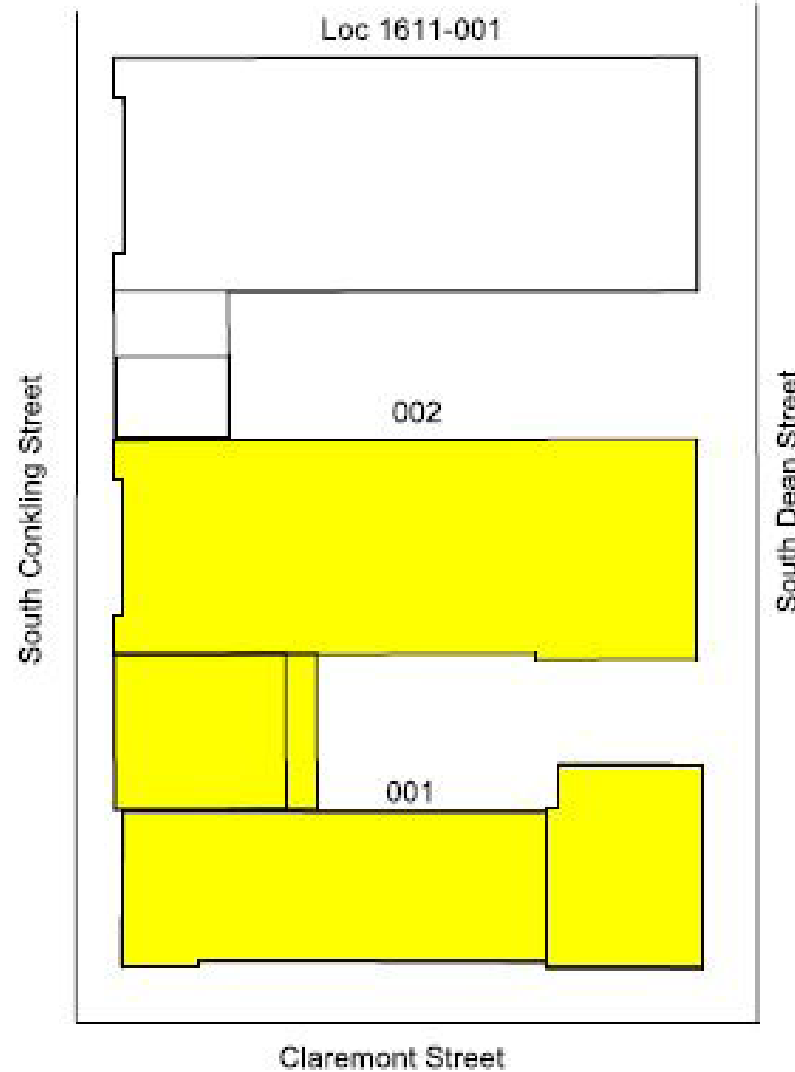


Site Plan

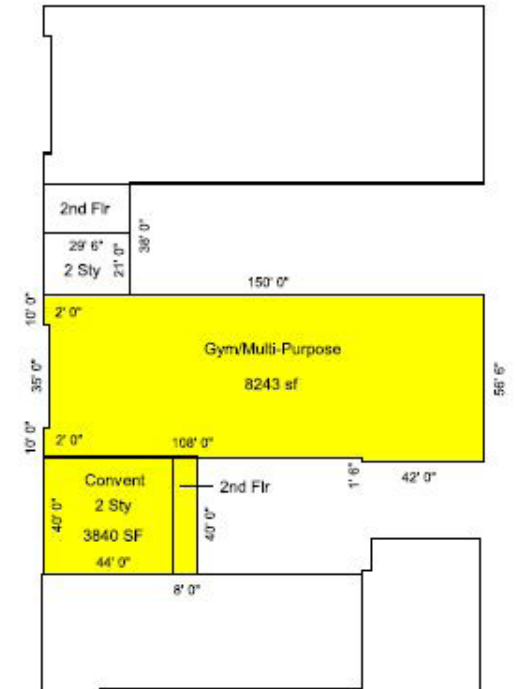
Church & Rectory



Property Site Plan



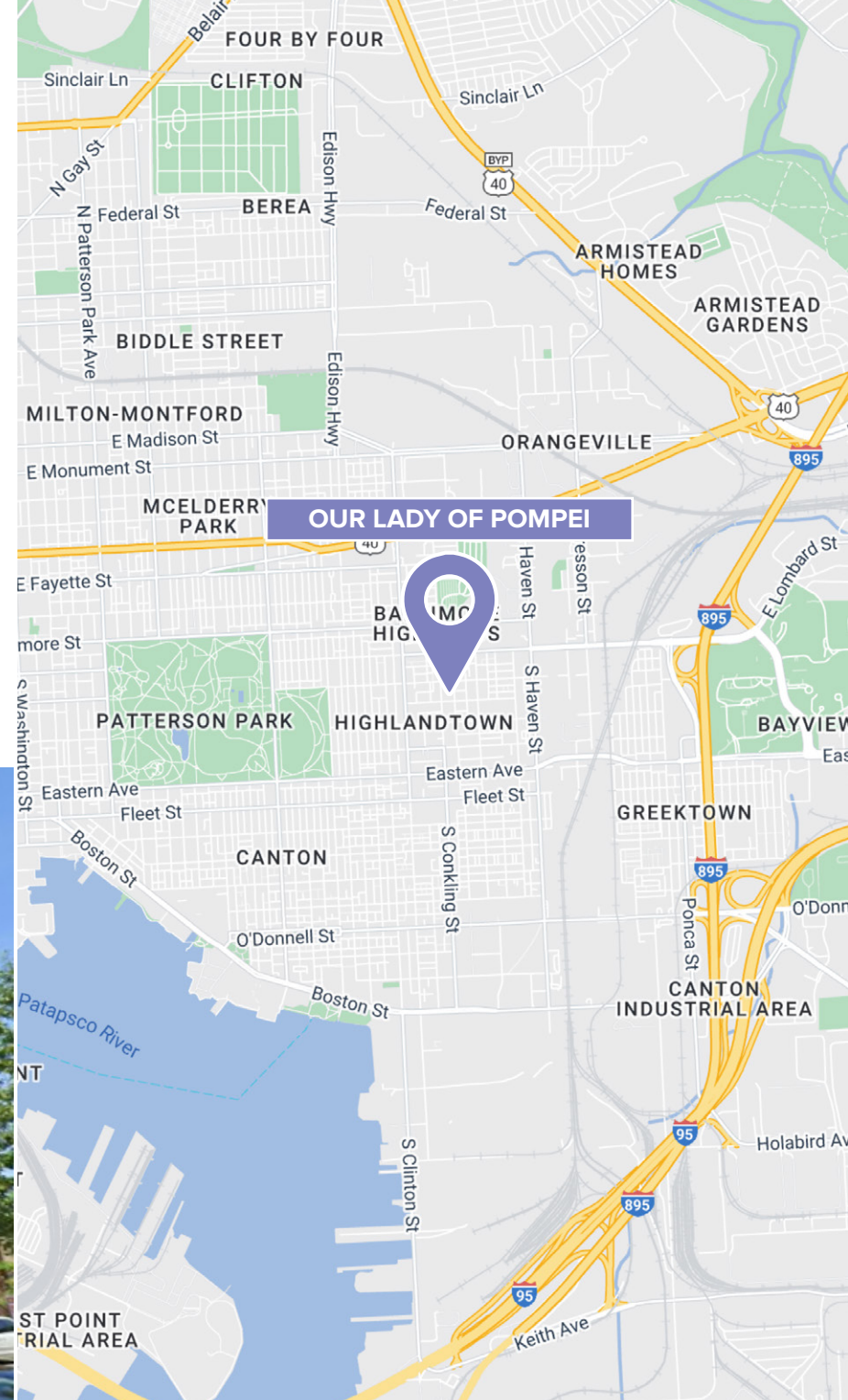
Convent & Gym



Location

- ❖ Located in a high density residential neighborhood of Patterson Park/Highlandtown
- ❖ A National Register Historic District
- ❖ Primary access is from Interstates 95 and 895 on the east side
- ❖ Secondary access is from Eastern Avenue, O'Donnell Street or Boston Street
- ❖ Public transportation is MTA bus

Corner S Conkling and Claremont Streets



Aerial Photo



Aerial



Demographics

2025 SUMMARY	0.5 MILE	1 MILE	1.5 MILES
Population	12,618	40,321	67,474
Households	5,407	18,028	30,628
Families	2,557	8,133	13,601
Avg HH Size	2.33	2.23	2.20
Owner Occupied Housing Units	2,922	8,914	13,877
Renter Occupied Housing Units	2,485	9,114	16,751
Median Age	32.9	33.1	33.7
Median HH Income	\$98,260	\$101,199	\$83,018
Avg HH Income	\$124,483	\$125,712	\$112,607

Business



3,223

TOTAL BUSINESSES



42,307

TOTAL EMPLOYEES

Income



\$83,018

MEDIAN HH INCOME



\$51,082

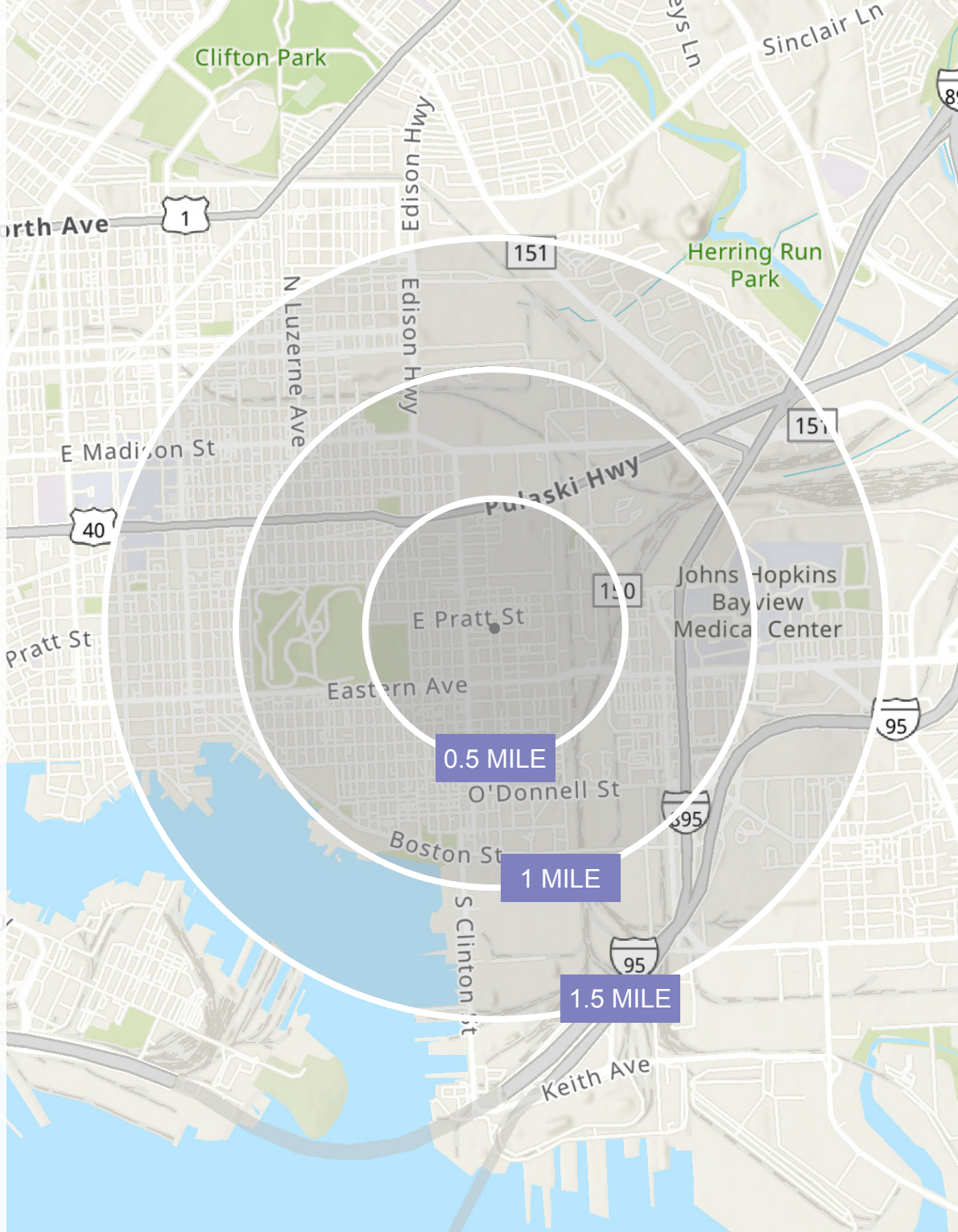
PER CAPITA INCOME



\$98,291

MEDIAN NET WORTH

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.





HARRINGTON

COMMERCIAL REAL ESTATE SERVICES

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