



OFFICE BUILDING

6 S. GAY ST | BALTIMORE, MARYLAND 21202

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Property is in excellent condition with high end finishes and updated utilities
 - Total Renovation 2015
 - New Roof 2019
 - Individual HVAC units for each office 2018
- The property sub-divides well into 4 separate units, 2 units on the 2nd floor and 2 units on the 1st floor.
- Most Furniture and audio/video equipment convey with the sale.
- Ability for direct private entrances into the 1st floor units allows for potential retail tenants.
- ADA passenger elevator serves all floors
- CBD central location within a few blocks to the Inner Harbor, City Hall and the City Courthouses
- Next door to a 1,107 space 24 hour garage
- New residential and retail across Gay Street
- Zoning allows for multiple uses

| | |
|----------------|-------------|
| BUILDING SIZE: | 17,998 SF ± |
|----------------|-------------|

| | |
|-----------|--------------|
| LOT SIZE: | 0.24 ACRES ± |
|-----------|--------------|

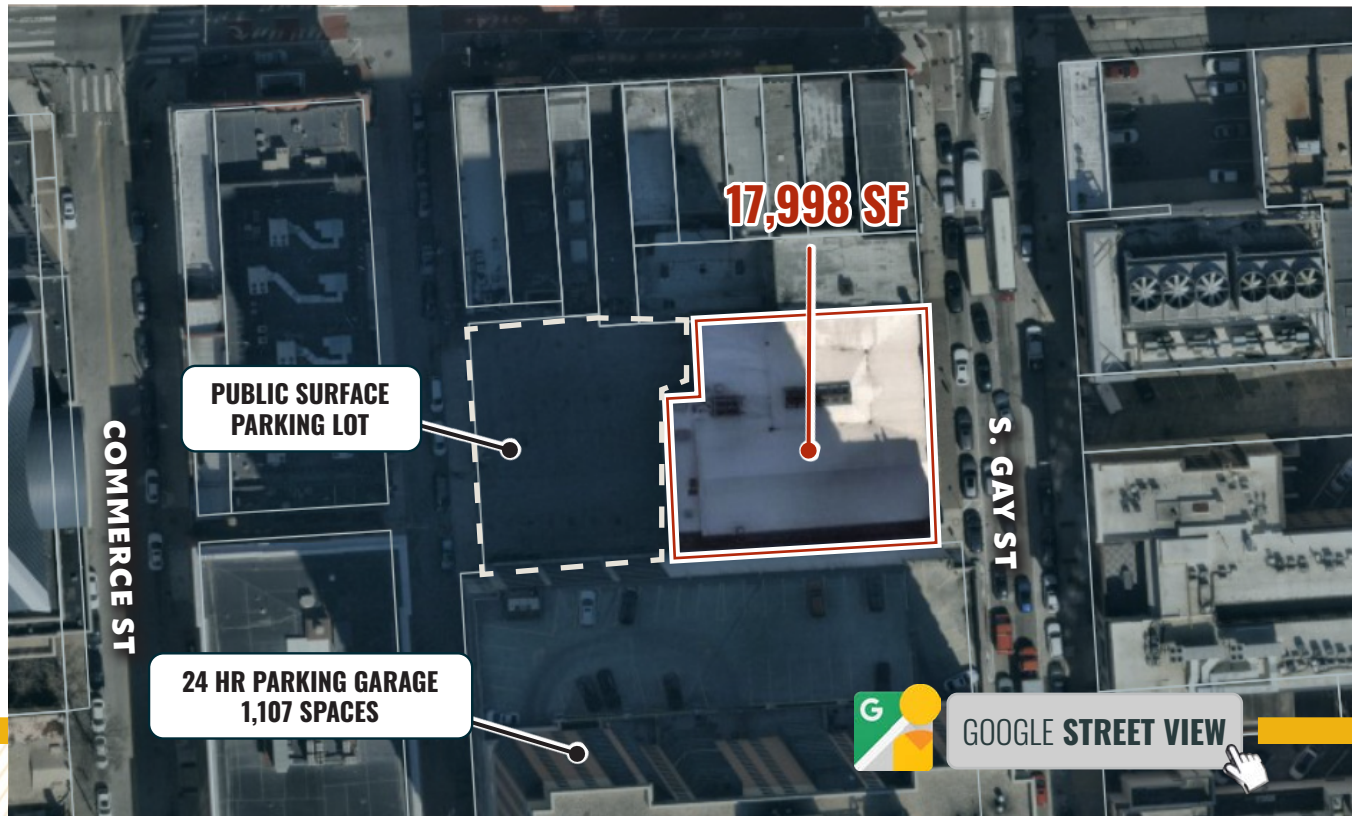
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|-------------|---------------------|
| YEAR BUILT: | 1905/2015 RENOVATED |
|-------------|---------------------|

| | |
|----------|---|
| STORIES: | 2 |
|----------|---|

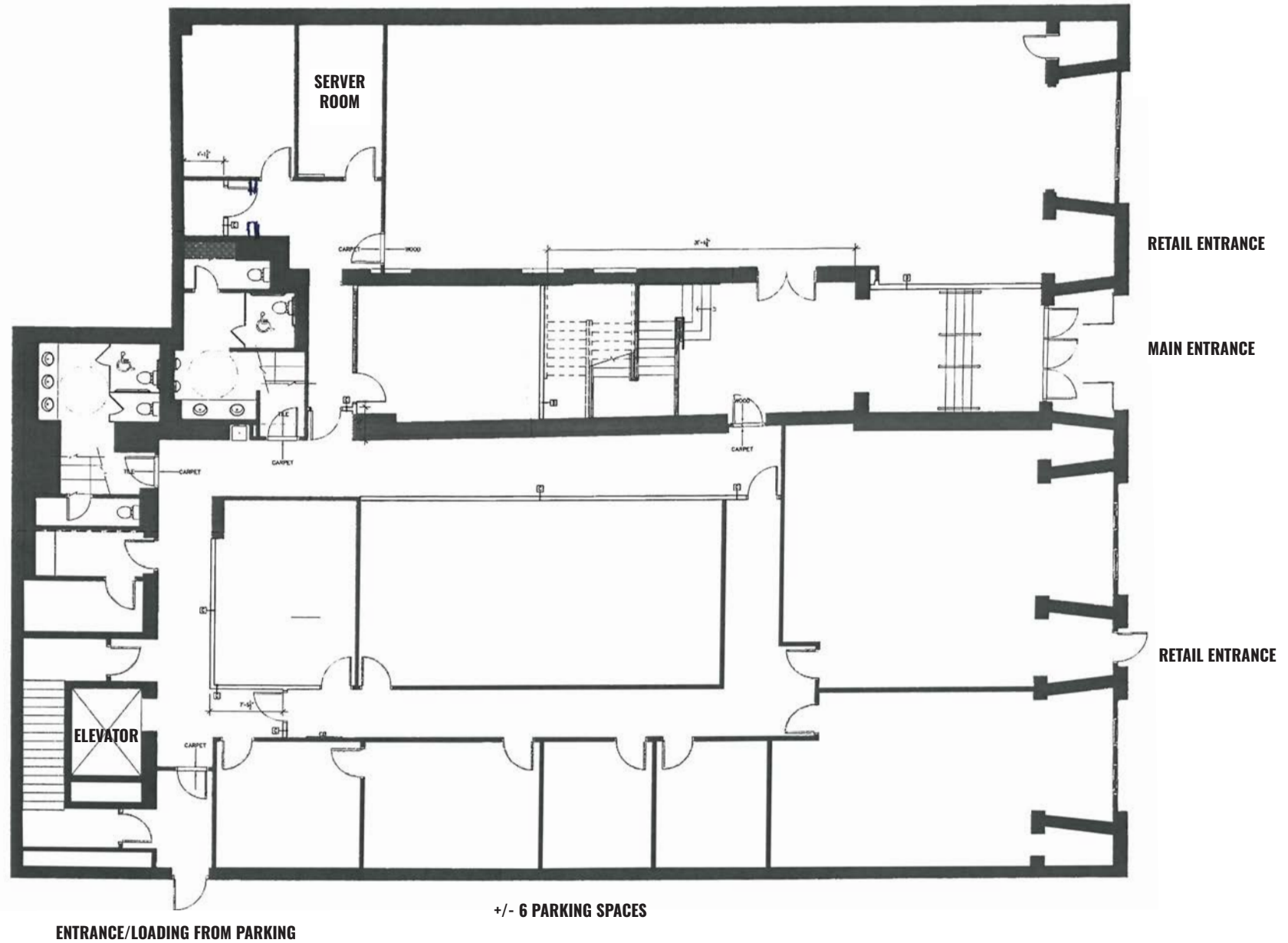
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|----------|----------|
| PARKING: | 6 SPACES |
|----------|----------|

| | |
|---------|--------------------------------------|
| ZONING: | C-5-TO (DOWNTOWN ZONING DISTRICT) |
|---------|--------------------------------------|

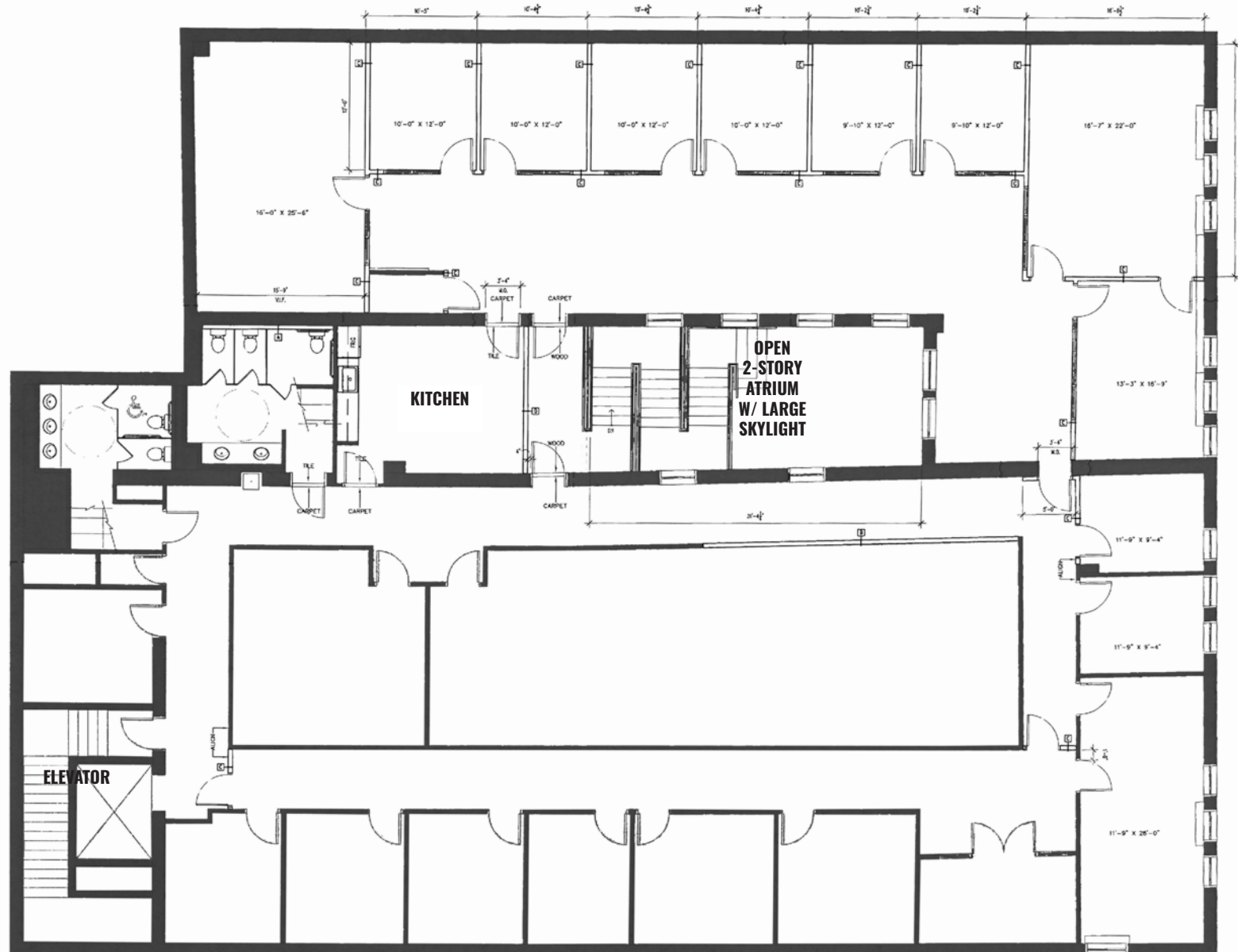
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| SALE PRICE: | \$2,750,000 |
|-------------|-------------|



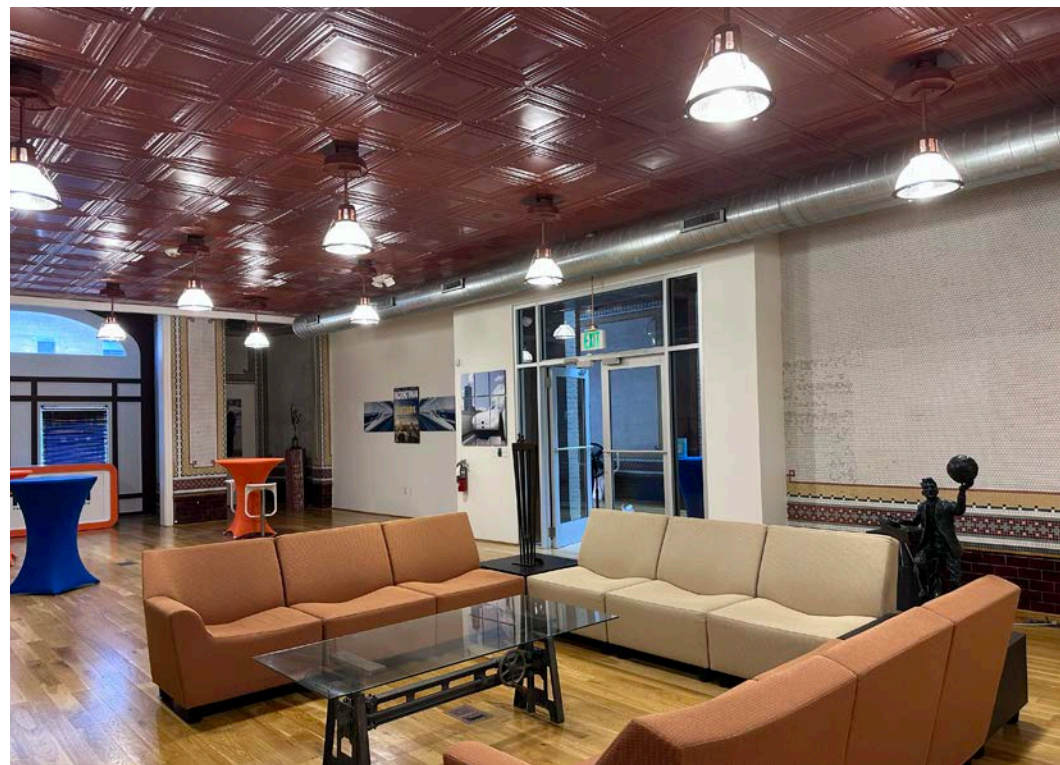
1ST FLOOR PLAN



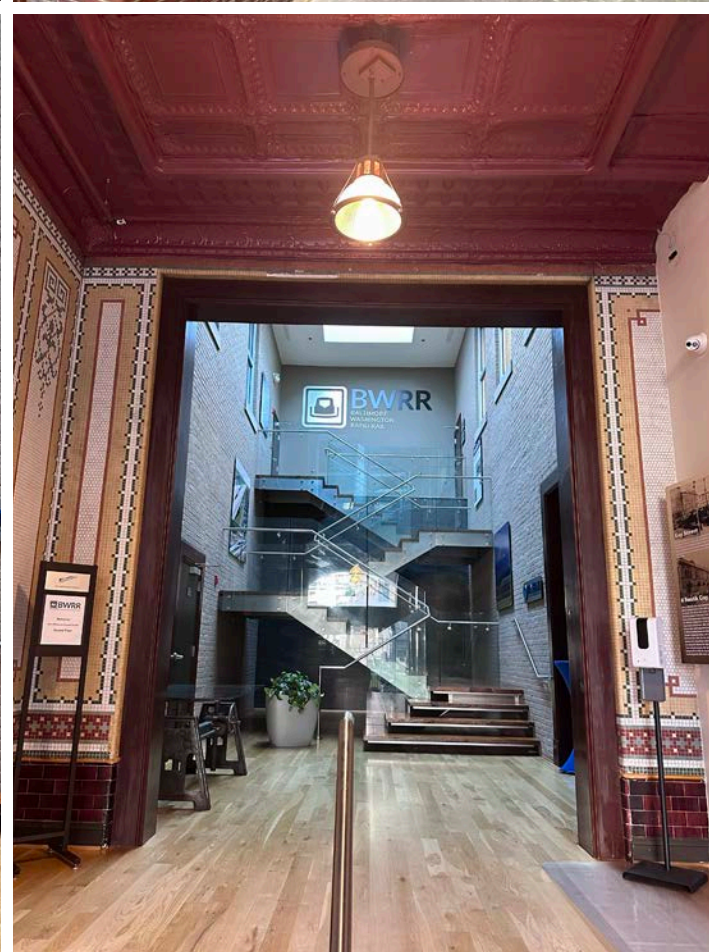
2ND FLOOR PLAN



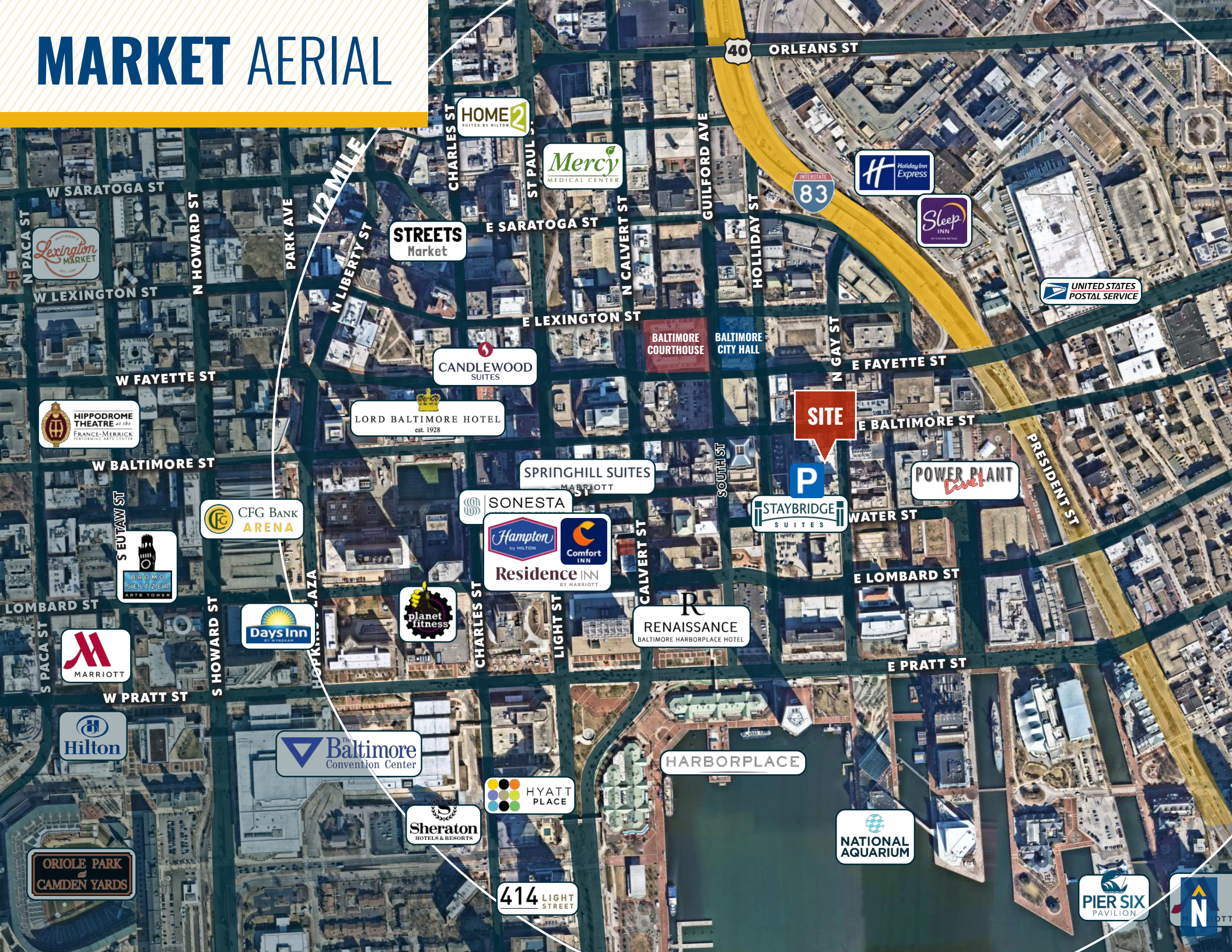
BUILDING PHOTOS



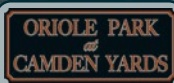
ADDITIONAL PHOTOS



MARKET AERIAL



MARKET AERIAL



STREETS
Market



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



43,238

240,268

500,158

DAYTIME POPULATION



139,097

361,477

599,629

AVERAGE HOUSEHOLD INCOME



\$95,531

\$90,740

\$87,737

NUMBER OF HOUSEHOLDS



24,848

115,933

220,752

MEDIAN AGE

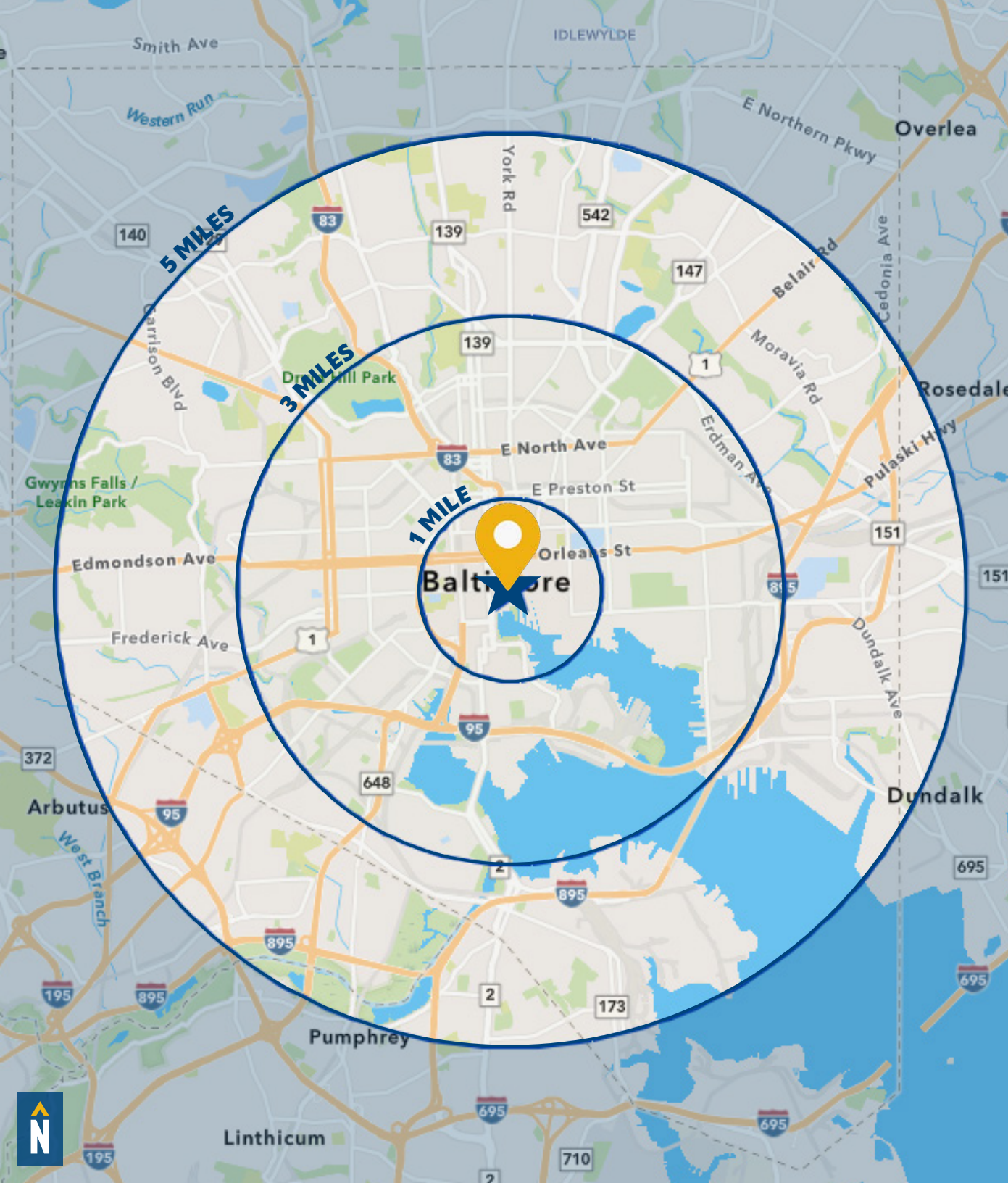


33.0

34.3

35.8

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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