



FOR SALE



HIGHLIGHTS:

Mixed-use commercial property featuring 4 one bedroom residential rental apartments and 2 commercial units.

Property is 100% leased and occupied.

- **Building Size:** 4,800 Gross SF
- **Site Area:** 1,600 SF (20' x 80')
- **Zoning:** C-2, Community Commercial District
- **Tax ID:** Ward 17, Section 8, Block 547-B, Lot 1
- **Sale Price:** Contact the Listing Agent
- **GRM:** 8.87%
- **Cap Rate:** 7.0%





DETAILS



Each apartment features:

- An Updated Kitchen & Bath
- HVAC Unit
- Hot Water Heater
- Brazilian Cherry Floors
- Abundant Natural Light
- High Ceilings

All units are separately metered, except one small commercial unit.

Nicky's Custom Tailoring occupies the 1st floor storefront along Eutaw Street. This tailor shop has been a tenant since 2002. The other commercial unit has been occupied by the same tenant since 2020 as an office and residence. There are four storage units in the basement. Monthly parking is available off-site.

Capital improvements by ownership include new electrical sub-panels, new HVAC & mini-split units, new appliances (including in-unit washer & dryer) and new TPO roof.

The property is prominently located within the Bromo Arts District, at the northwest corner of Eutaw and George Streets. This Arts & Entertainment District is named after the 1911 Bromo Seltzer Tower—modeled after the Palazzo Vecchio in Italy—that houses art spaces at the gateway of the neighborhood. The District has more than 30 art galleries, music venues, and theaters, including Everyman Theatre and Baltimore's home for Broadway, the Hippodrome.

This district is undergoing a transformation, including the recently completed restoration of the world-famous Lexington Market. Other notable landmarks nearby include The Baltimore Basilica, Peabody Conservatory & Library, Mercy Medical Center, and Mt. Vernon neighborhood.



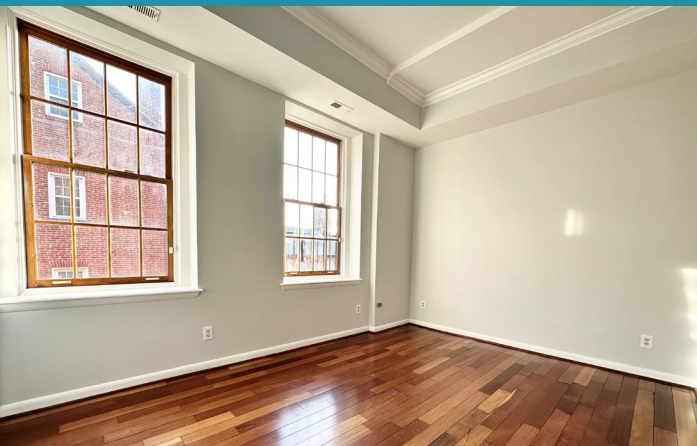
UNIT B

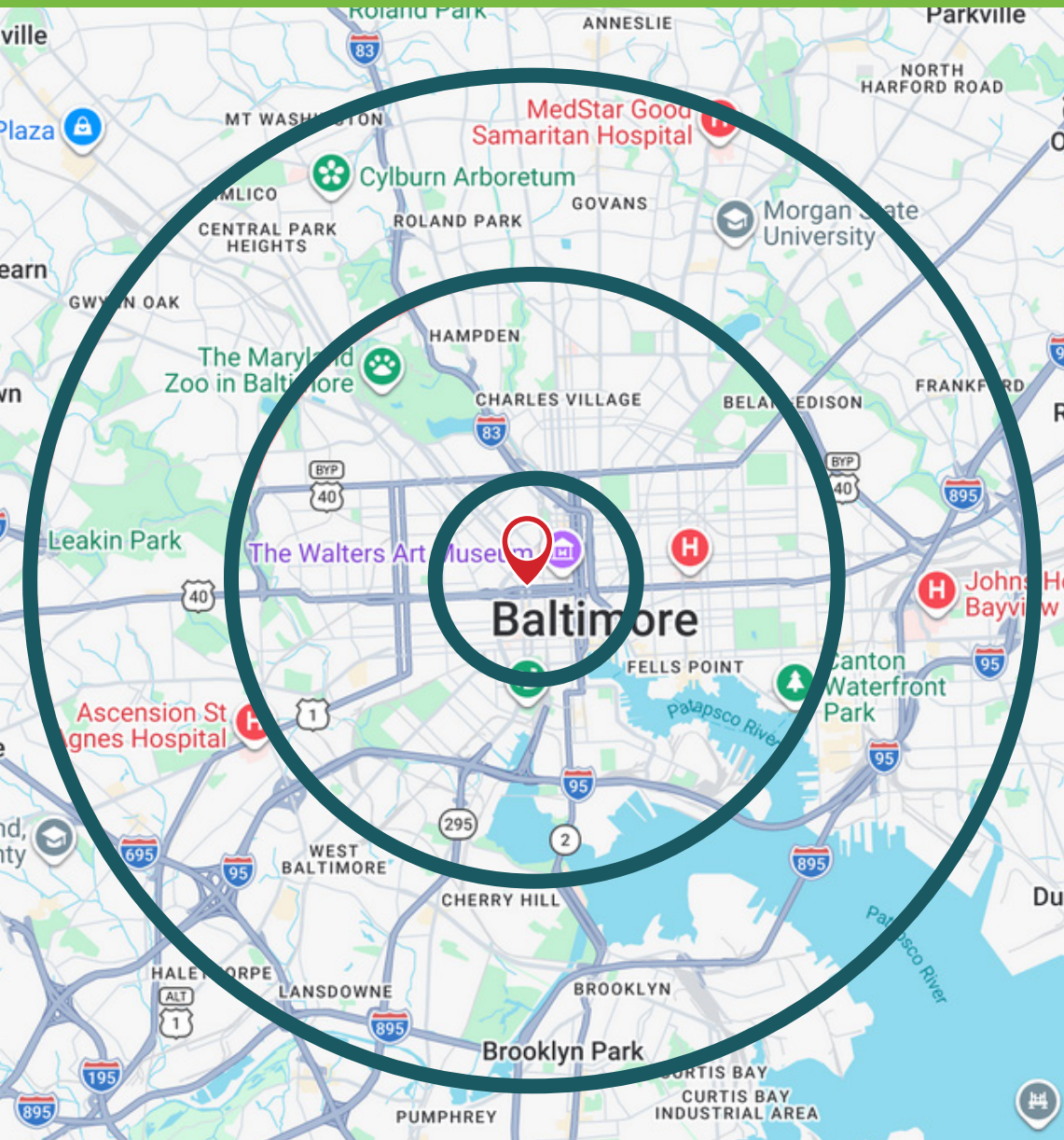


UNIT D



UNIT E





DEMOGRAPHICS 2026

	1 MILES	3 MILES	5 MILES
Population	44,948	278,470	527,783
Households	25,283	127,080	225,730
Average HH Income	\$72,511	\$85,596	\$84,703





AERIAL MAP

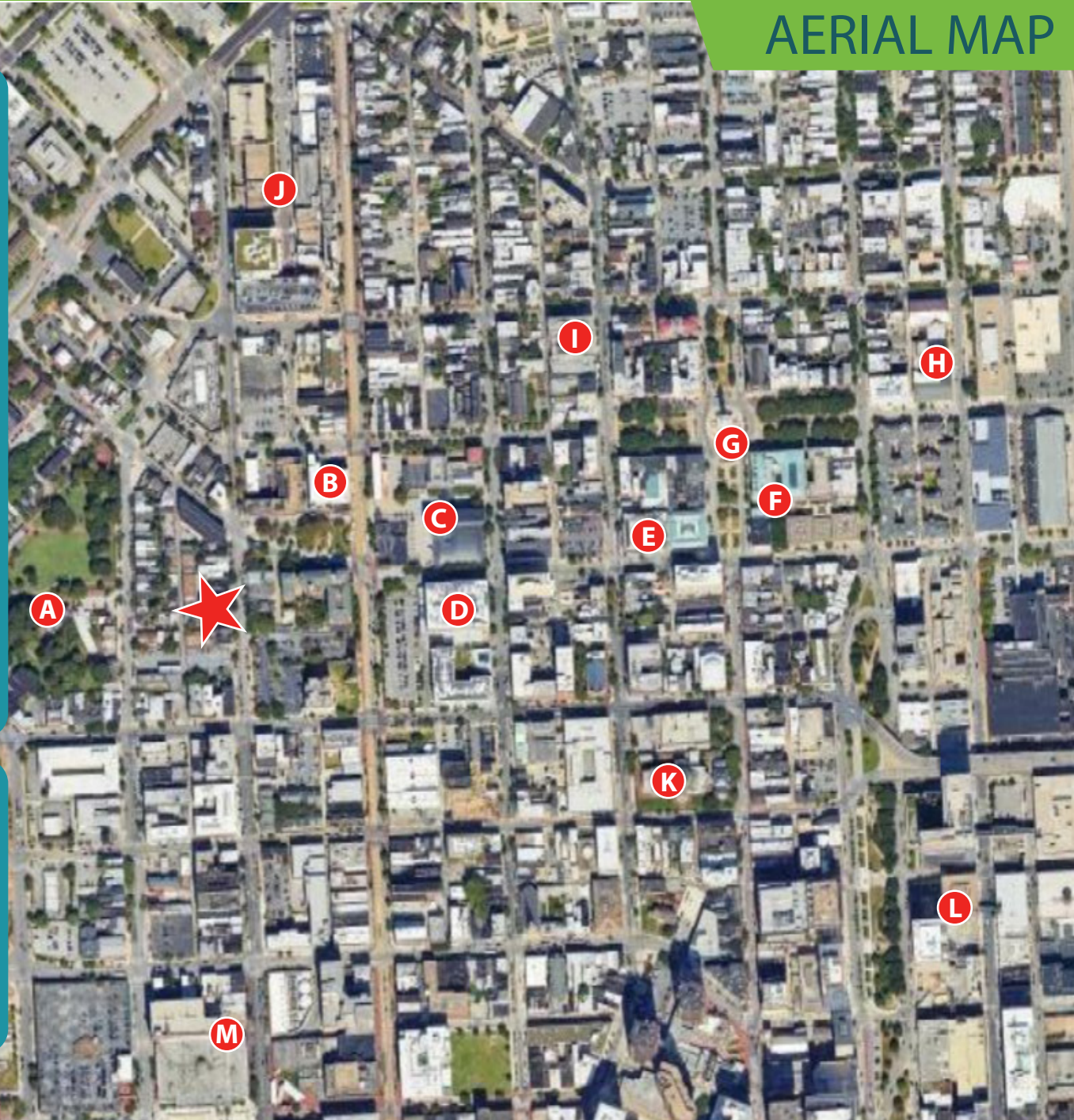
Map Key



- A** - St. Mary's Historic Site & Park
- B** - Howards Park
- C** - MD Center for History & Culture
- D** - Mt Vernon Marketplace
- E** - Walters Art Museum
- F** - John Hopkins Peabody Institute
- G** - Washington Monument
- H** - Center Stage Theatre
- I** - Baltimore School of Arts
- J** - U of MD Medical System
- K** - The Baltimore Basilica
- L** - Mercy Medical Center
- M** - World Famous Lexington Market

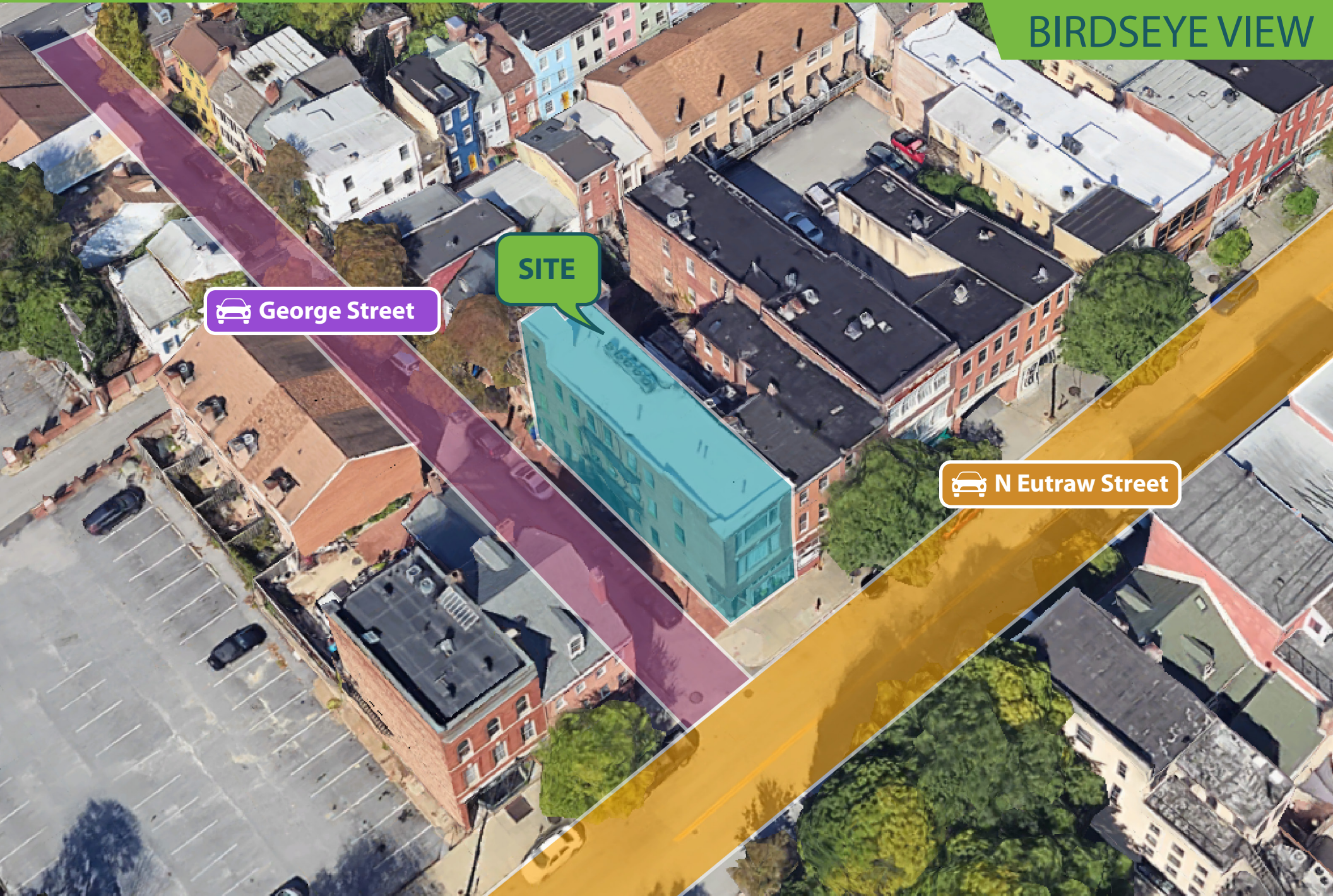
Also Nearby

- | | |
|-----------------------------------|---------------------------------|
| Penn Station | Power Plant Live! |
| The Lyric | National Aquarium |
| University of Baltimore | Top of the World |
| Farmer's Market/Bazaar | Camden Yards |
| Maryland Institute College of Art | University of Maryland - B'more |
| Baltimore Symphony Orchestra | B'more Convention Cntr & Arena |





BIRDSEYE VIEW



SITE

 George Street

 N Eutaw Street



For More Information Please Contact:



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