

1516 LANCASTER STREET

BALTIMORE, MARYLAND 21231

FOR SALE



NEXTSTEP
REALTY

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PROPERTY SUMMARY

SPECS AT-A-GLANCE

PRICE: \$2,400,000

MAIN BUILDING SIZE: 7,520 SQ FT

BACK BUILDING SIZE: 970 SQ FT

LOT SIZE: 5,562 SQ FT

OF UNITS: 9 & 1 GARAGE

YEAR BUILT: 1920

PARKING SPACES: 10

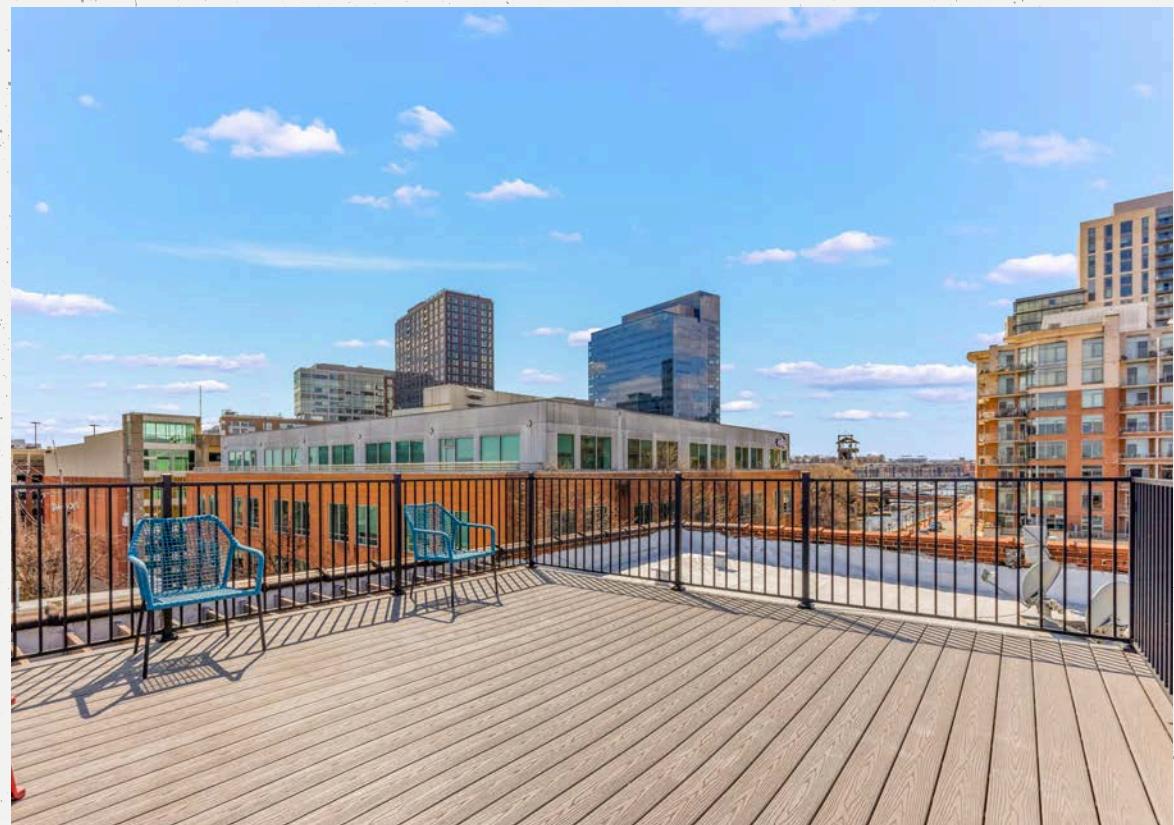
PROPERTY TYPE: MULTI-FAMILY

ZONING: R-8

OVERVIEW

Incredible investment opportunity in the heart of Fells Point! This 9-unit multi-family property at 1516 Lancaster Street offers everything a savvy investor could want—high ROI potential, prime location, and rare amenities. **Each unit features 1.5 or 2 bedrooms, and the building includes 9 dedicated parking spots, 9 storage units, and a detached garage—a true luxury in this area.**

With close proximity to the waterfront, restaurants, and nightlife, this turnkey property is perfectly positioned for strong rental income and long-term appreciation. Don't miss your chance to own a premier asset in one of Baltimore's most desirable neighborhoods.



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RENT ROLES:

UNIT#	DESCRIPTION	PER MONTH
1A	2 BED / 1 BATH	\$1,800
1B	2 BED / 1 BATH	\$1,400
1C	2 BED / 1 BATH	\$1,800
2A	1 BED / DEN / 1 BATH	\$1,600
2B	1 BED / DEN / 1 BATH	\$1,250
2C	1 BED / DEN / 1 BATH	\$1,600
3A	2 BED / 1 BATH	\$1,800
3B	1 BED / DEN / 1 BATH	\$1,500
3C	1 BED / DEN / 1 BATH	\$1,600
GARAGE	N/A	\$200
TOTAL		\$14,550



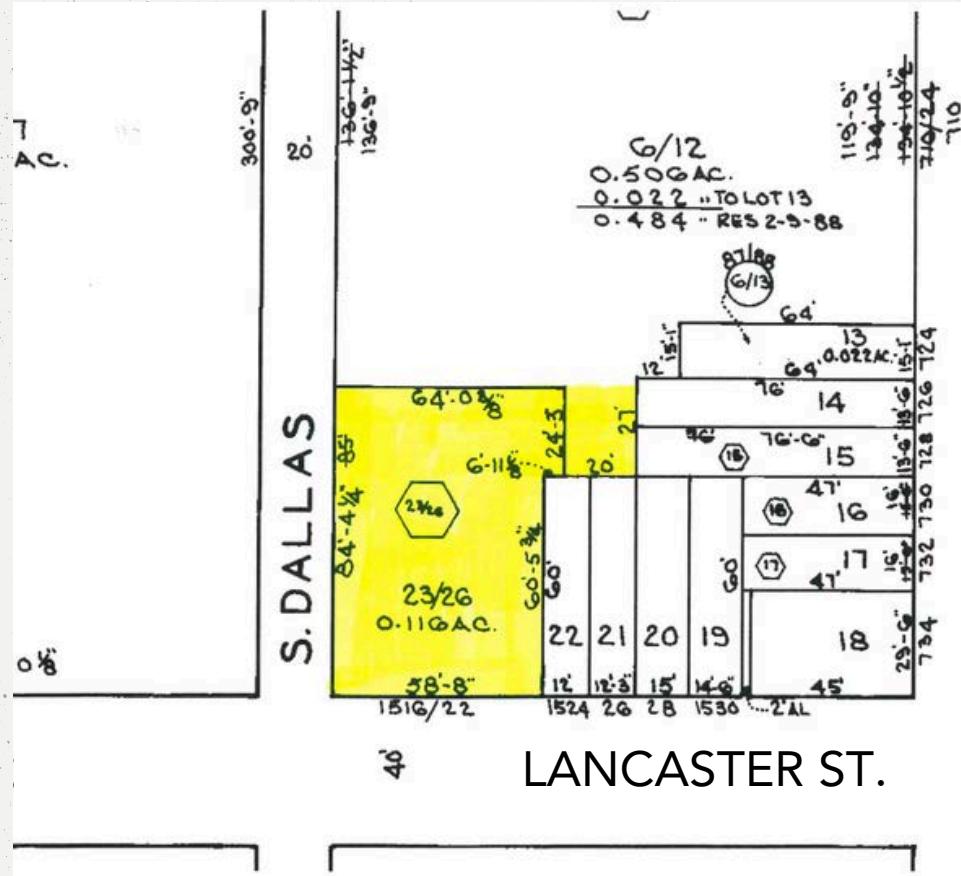
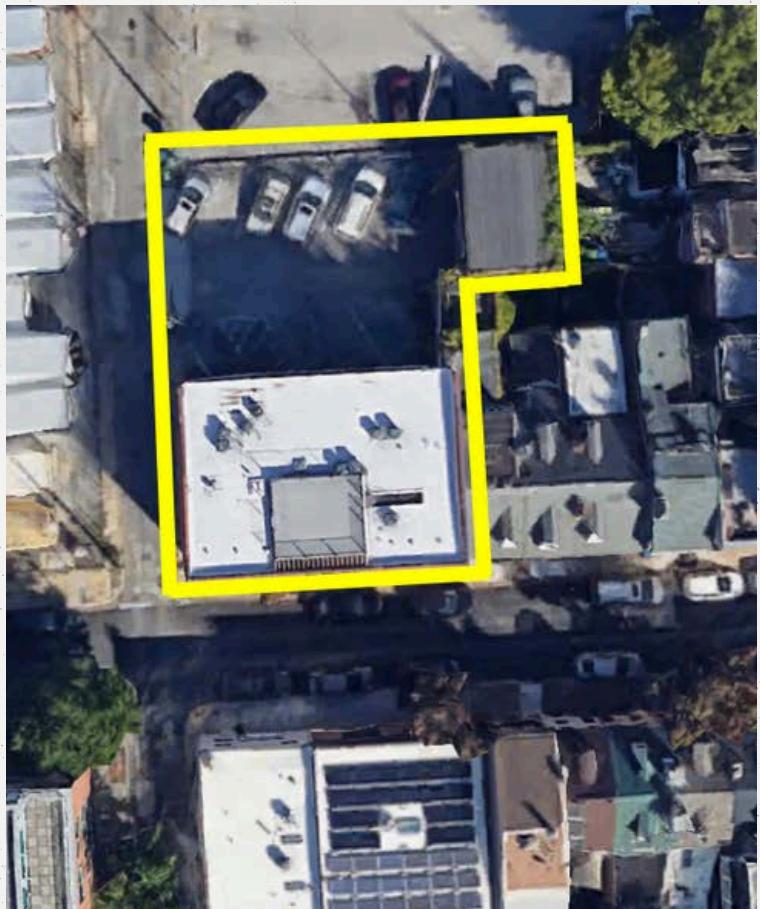
*NOTE:

- Each unit pays \$100 per quarter for water
- At no charge, each unit lease includes 1 parking spot & a dedicated storage closet in the garage.

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PROPERTY BOUNDARIES



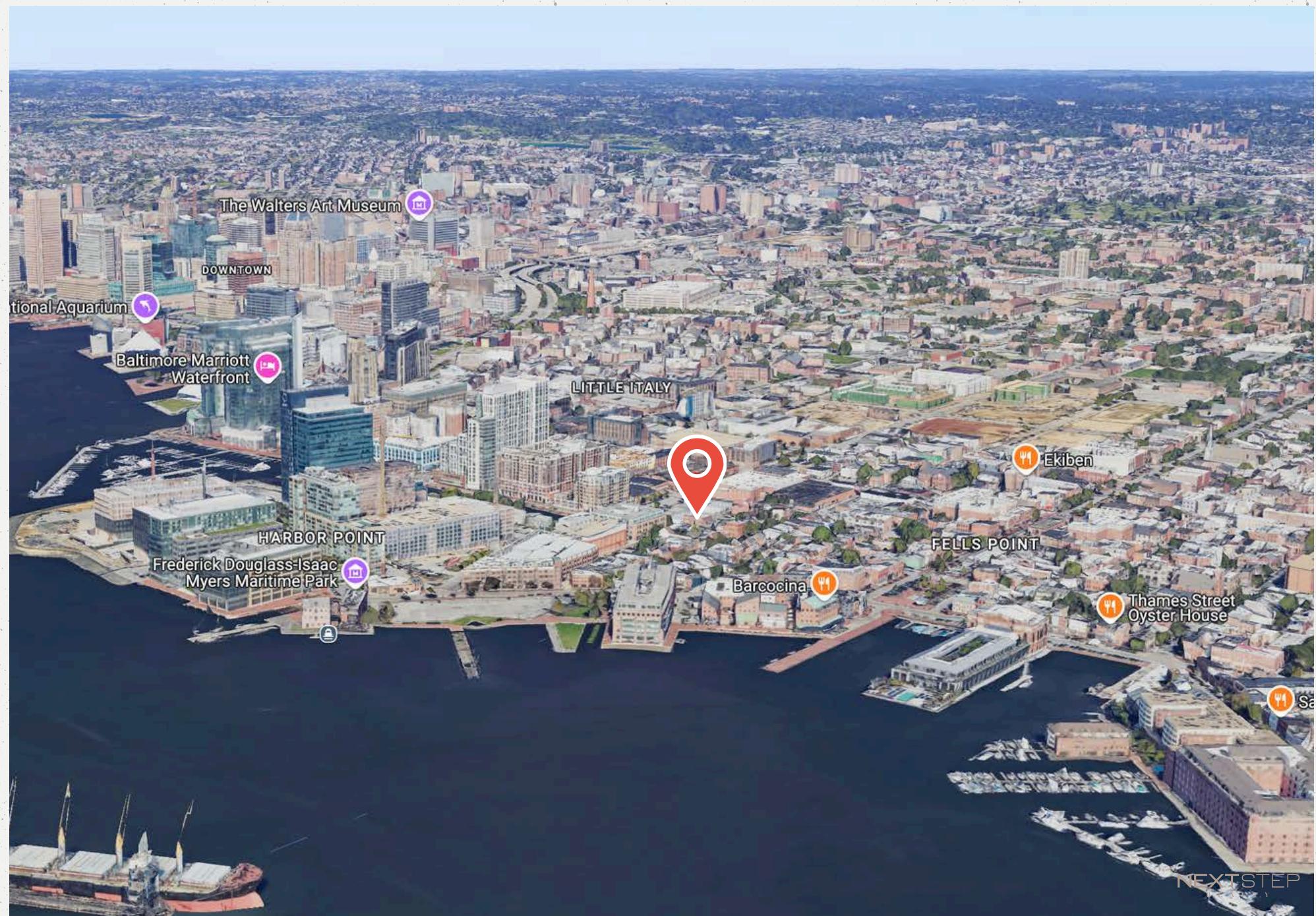
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S. BOND

1516 LANCASTER STREET

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LOCATION



1516 LANCASTER STREET

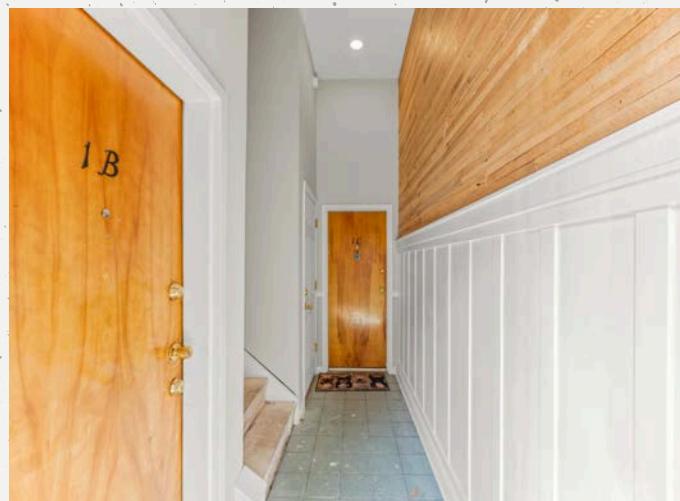
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AROUND THE AREA



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ADDRESS:

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BALTIMORE, MARYLAND 21231

FOR SALE



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NEXT STEP
REALTY



W
W HOME GROUP
OF NEXT STEP REALTY

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