

# AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

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## ONLINE REAL ESTATE AUCTION

\$75,000 OPENING BID

### CHARLES VILLAGE

#### COMMERCIAL BUILDING

\$27,600 Gross Annual Rent  
Zoned OR-2/R-MU

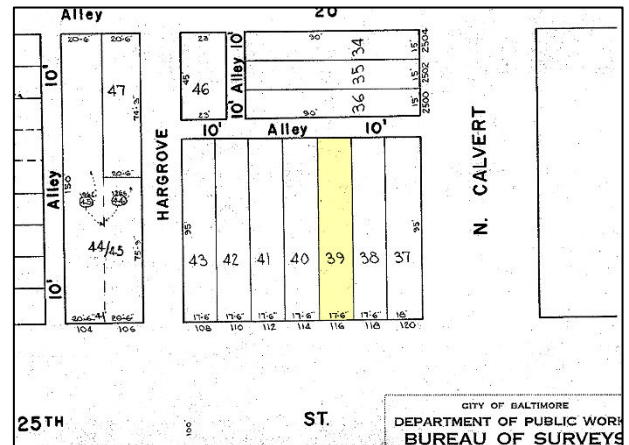
Known As:

**116 E. 25th STREET**

Near N. Calvert Street  
Baltimore City, Maryland 21218

**BIDDING OPENS:  
MONDAY, JUNE 15, 2026**

**BIDDING CLOSES:  
TUESDAY, JUNE 16, 2026  
AT 11:00 A.M.**



**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

#### GENERAL INFORMATION:

Three story inside-of-group commercial building located on the bustling 25th Street corridor. The building is rented to one tenant paying \$2,300 per month. Recent building updates include new steel fire escape and boiler. The auction provides a buyer the opportunity to buy an income producing asset with stable tenants. The favorable zoning allows for changes to the building layout, including a conversion to mixed-use space for residential and commercial first floor tenants.

#### LOCATION:

116 E. 25th Street is located in the Charles Village neighborhood of north Baltimore City. Surrounding neighborhoods include, Remington, Harwood, and Old Goucher. Located on E. 25th Street, the building is among other residential and commercial properties. The surrounding area is experiencing significant investment and revitalization with large scale apartment and multi-use developments underway. Johns Hopkins University is an anchor in the area giving strength to current and future projects. Bus lines and other public transportation methods are available on the street and in the surrounding areas. I-83, Baltimore's main north/south interstate, is within 1 mile. The Baltimore City downtown and Inner Harbor are less than 2 miles south. Major employers include Johns Hopkins University, Morgan State University, the offices at State Center and various major hospitals.

For more information about the area, please visit:

Charles Village – <https://livebaltimore.com/neighborhoods/charles-village/>

Charles Village Civic Association – <https://www.charlesvillage.net/>

**SITE:**

Rectangular lot – 17'6" x 95', more or less

Alley access in the rear

Zoning OR-2/R-MU

All public utilities

**ZONING:**

Zoned OR-2/R-MU

The building has dual zoning comprising of both OR-2 and R-MU. According to Baltimore City's Zoning Legend, OR-2 allows for a mix of office and residential uses while maintaining residential character. R-MU allows for a mixed-use rowhouse environment, where some of the building is used for residential and other parts used for first-floor commercial space

**IMPROVEMENTS:**

Circa 1910, three story inside-group brick building, approximately 2,895 square feet of gross building area with front door intercom system, original historic windows protected by modern storm windows, built-up roof, masonry basement foundation. The building is arranged for several rooms, kitchen area and restroom, on the first floor; four rooms and restroom, on the second and third floor; unfinished basement. Mechanicals include gas water heater, central air conditioning and gas heat. Fire escape replaced in 2018 and new boiler in 2014.

The building is leased to a single tenant for \$2,300, per month.

**TITLE:**

In fee simple; Sold free and clear of all liens. Baltimore City Deed Book XAC 27666, folio 372

**TAXES:**

Published annual real estate taxes are \$3,334.68, based on a full value assessment of \$141,300

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A \$10,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer, by 4 P.M. on the date of the auction. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. All adjustments, including taxes, ground rent and all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of settlement and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore City violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. A 6% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, sample contract, and online bidding:

<https://ajbillig.com/auction/116-e-25th-street/>



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## **PURCHASING REAL ESTATE AT AUCTION**

*The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.*

**TERMS OF SALE:** Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

**CONDITION OF PROPERTY:** The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

**DEPOSIT:** Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

**EXPENSES:** You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

**SETTLEMENT:** The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

**FINANCING:** It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

**BIDDING PROCEDURE:** At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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## INSTRUCTIONS FOR ONLINE AUCTIONS

### REGISTERING TO BID

1. Go to [ajbillig.com/auctions](http://ajbillig.com/auctions) and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
  - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
  - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card\* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

### INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: [ajbillig.com/buyers-faqs](http://ajbillig.com/buyers-faqs)

\*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

