



# 2514 GREENMOUNT AVE

BALTIMORE, MARYLAND 21218

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Highly finished building fully rebuilt in 2017
- Roof and systems in excellent condition
- Ideal for office, medical or counseling use
- On-site parking
- C-1 zoning (Neighborhood Business District)
- Close proximity to Charles Village, a popular shopping, dining and entertainment destination
- Easy access to I-83 and North Avenue (Route 40)
- Close proximity to Johns Hopkins University, Downtown Baltimore



BUILDING SIZE:

7,126 SF ±

LOT SIZE:

0.31 ACRES ±

RENOVATED:

2017

ZONING:

C-1

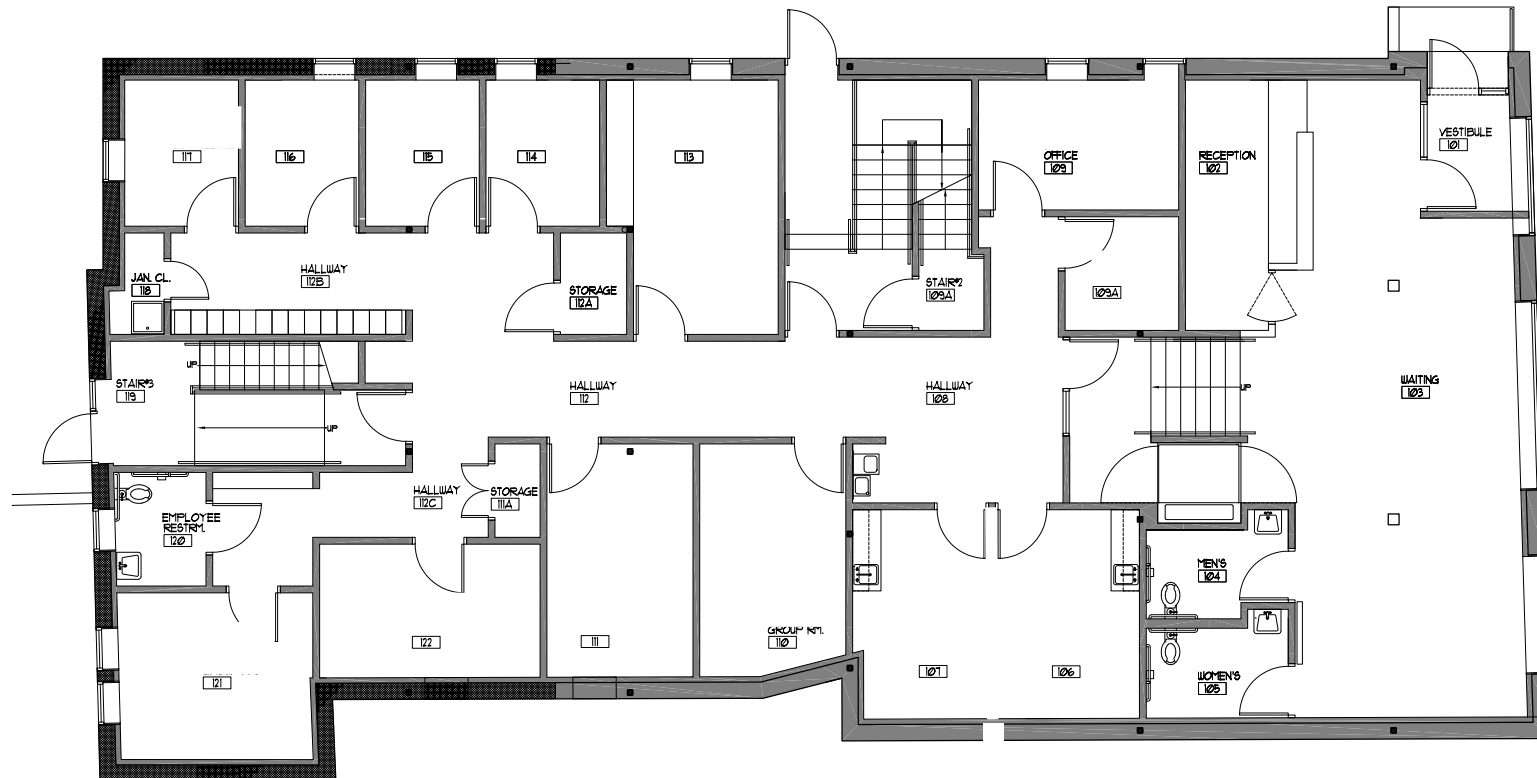
RENTAL RATE:

\$13,000/MONTH + UTILITIES

SALE PRICE:

\$1,425,000

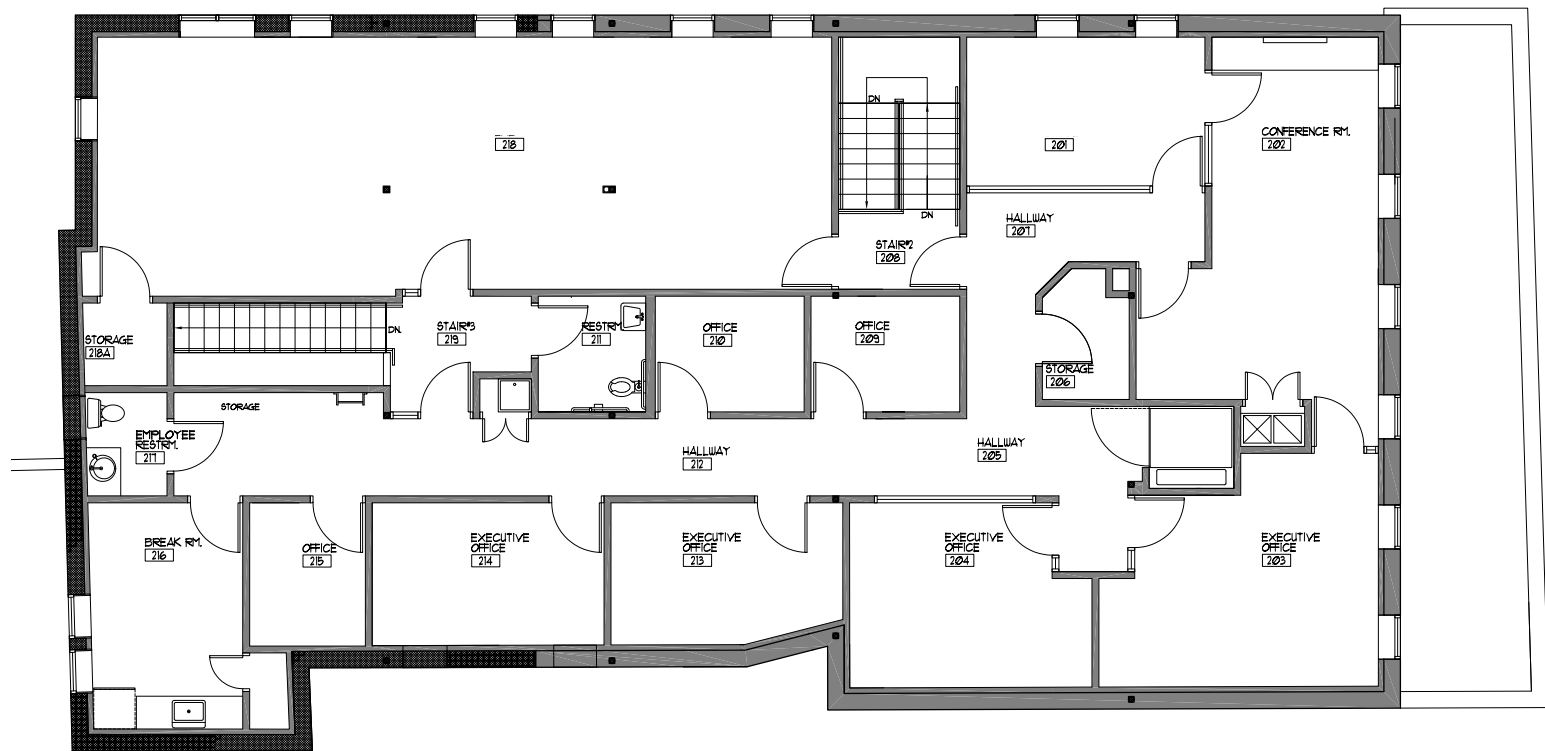
# FLOOR PLAN 1ST FLOOR



FIRST FLOOR PLAN



# FLOOR PLAN 2ND FLOOR

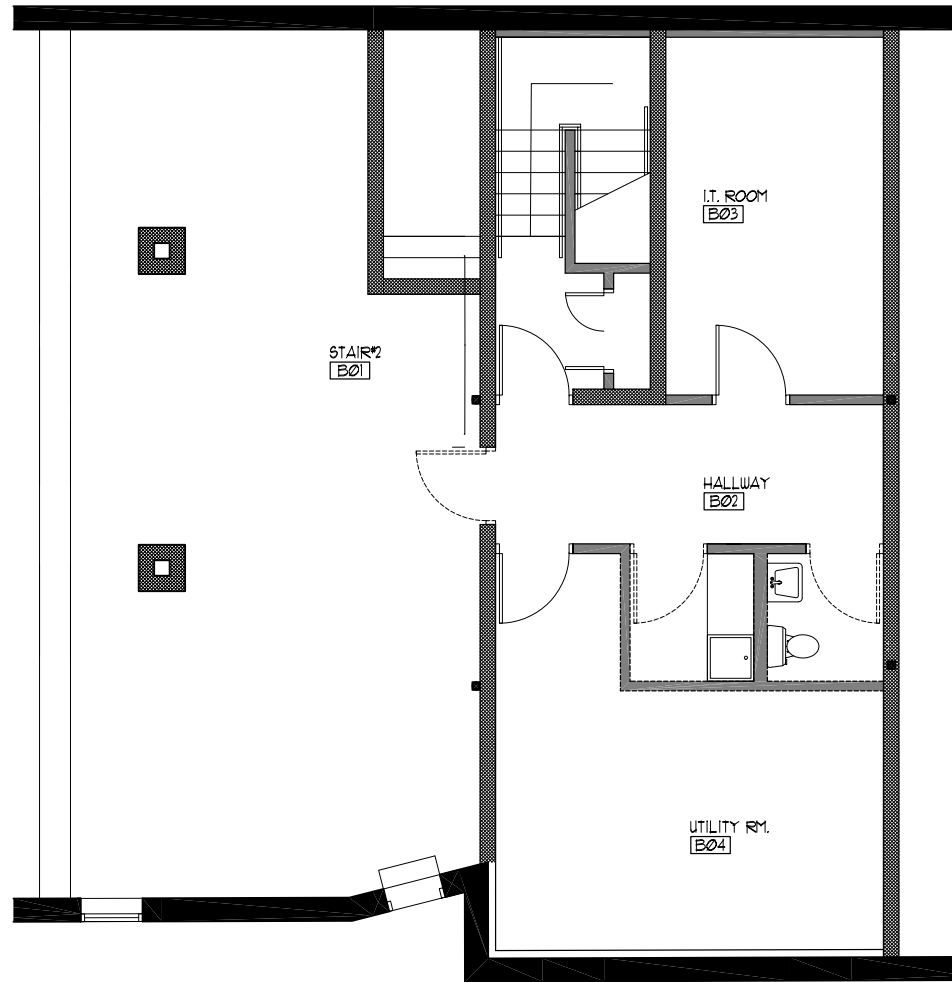


SECOND FLOOR PLAN





# FLOOR PLAN BASEMENT

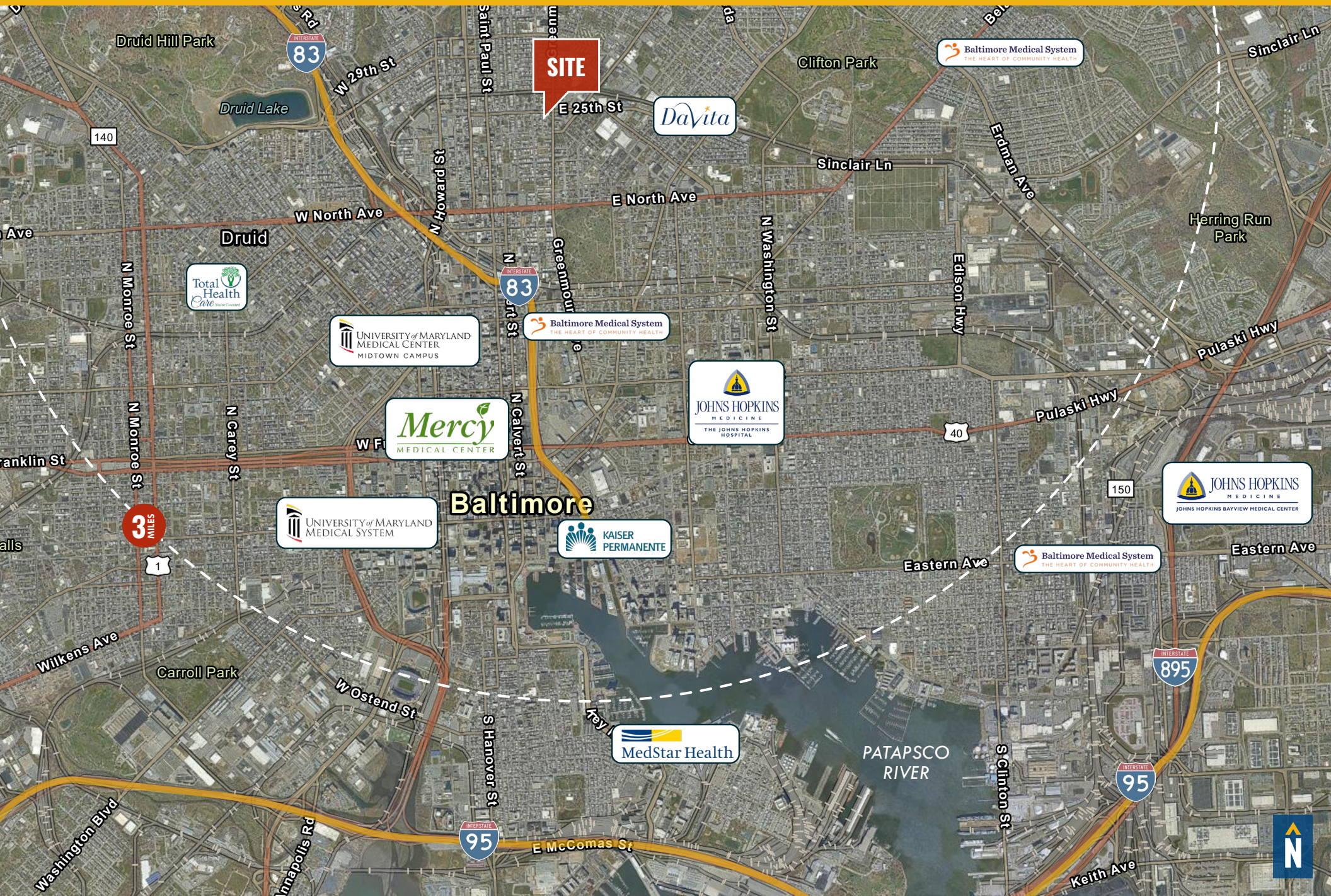


BASEMENT PLAN

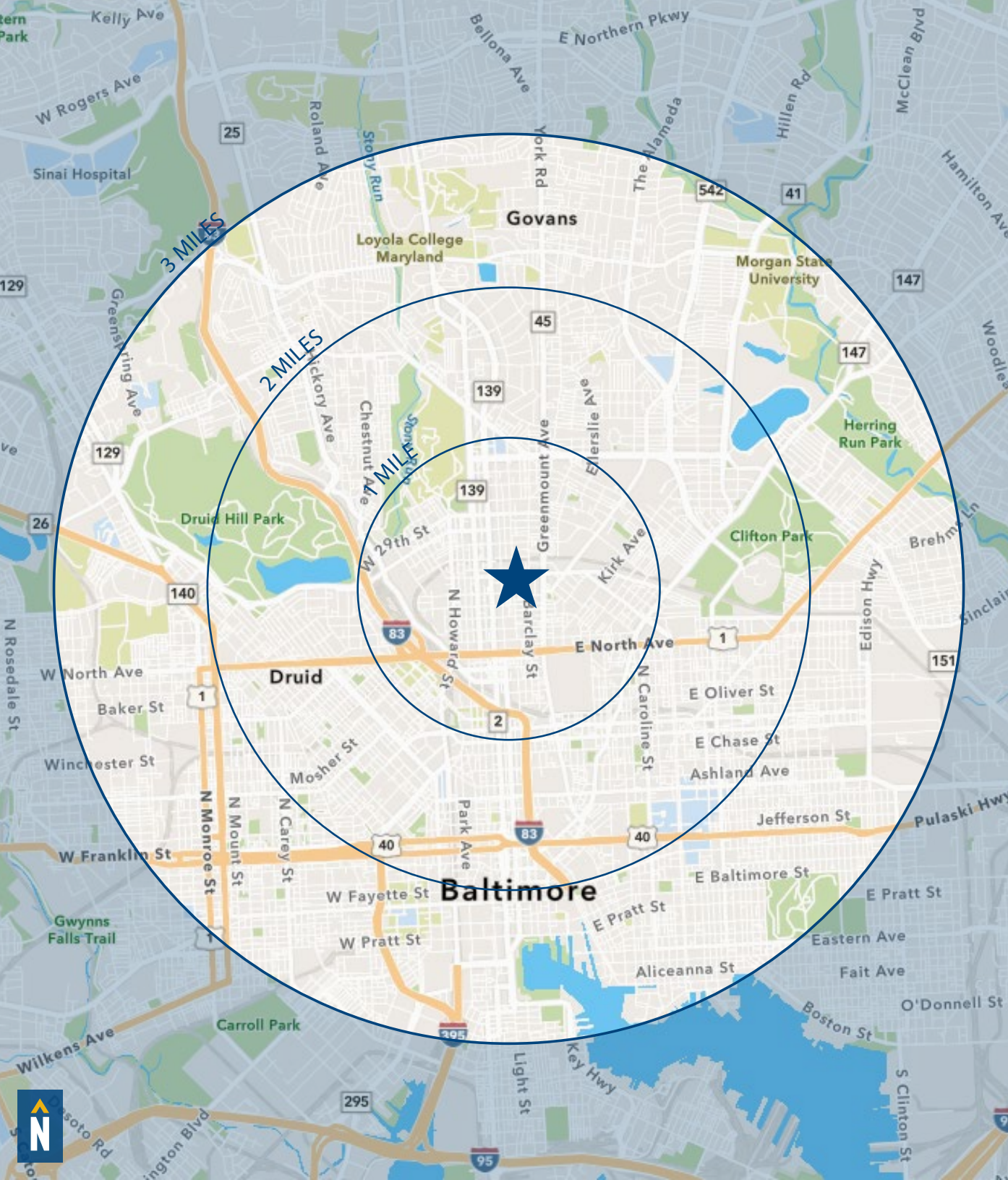




# MARKET AERIAL







# DEMOGRAPHICS

■ 2024

**RADIUS:**

## 1 MILE

## 2 MILES

### 3 MILES

## RESIDENTIAL POPULATION



**18,446**

**66,245**

**140,247**

## DAYTIME POPULATION



**41,843**

**193,047**

**384,913**

## AVERAGE HOUSEHOLD INCOME



**\$73,619**

**\$83,511**

**\$93,053**

## NUMBER OF HOUSEHOLDS



**17,099**

64,221

**128,393**

## MEDIAN AGE



## 33.0

## 35.2

## 35.1

## FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



**PATRICK SMITH, SIOR**

*VICE PRESIDENT*

**410.494.4866**

**PSMITH@mackenziecommercial.com**



**CHRIS BOLAND**

*VICE PRESIDENT*

**410.494.6644**

**CBOLAND@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

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