

1305-1317 N Charles Street, Baltimore 21201

MIXED-USE REDEVELOPMENT MIDTOWN/MT VERNON



LISTING PRICE: \$3,500,000

Features:

- Midtown/Mount Vernon/North Charles area of Baltimore City
- One Block From Penn Station and Across the Street From University of Baltimore
- Total Bldg. Size: 25,770 SF - 3 Parcels
- Total Land Area: 10,177 SF
- Brown Stone Built in 1900
- Excellent Demographics
- Zoning: C2 Retail & Residential Uses
- Possibility of 16 Residential Units

DEMOGRAPHICS:

Population	1 MILE	3 MILE
2024 Total Population:	44,676	293,564
Pop. Growth 2024-2029:	-0.5%	-0.4%
Medium Age:	35.9	36.3
Households		
2024 Total Households:	23,833	23,833
Median Household Income:	\$71,788	\$133,822
Avg. Household Size:	1.8	2.1



CONTACT(s):

Bill Vanden Eynden
443-528-6782
billv@bcvcommercial.com

Nick Courtalis
410-303-7900
nickc@bcvcommercial.com

Ron Ballard
410-937-4947
ronb@bcvcommercial.com

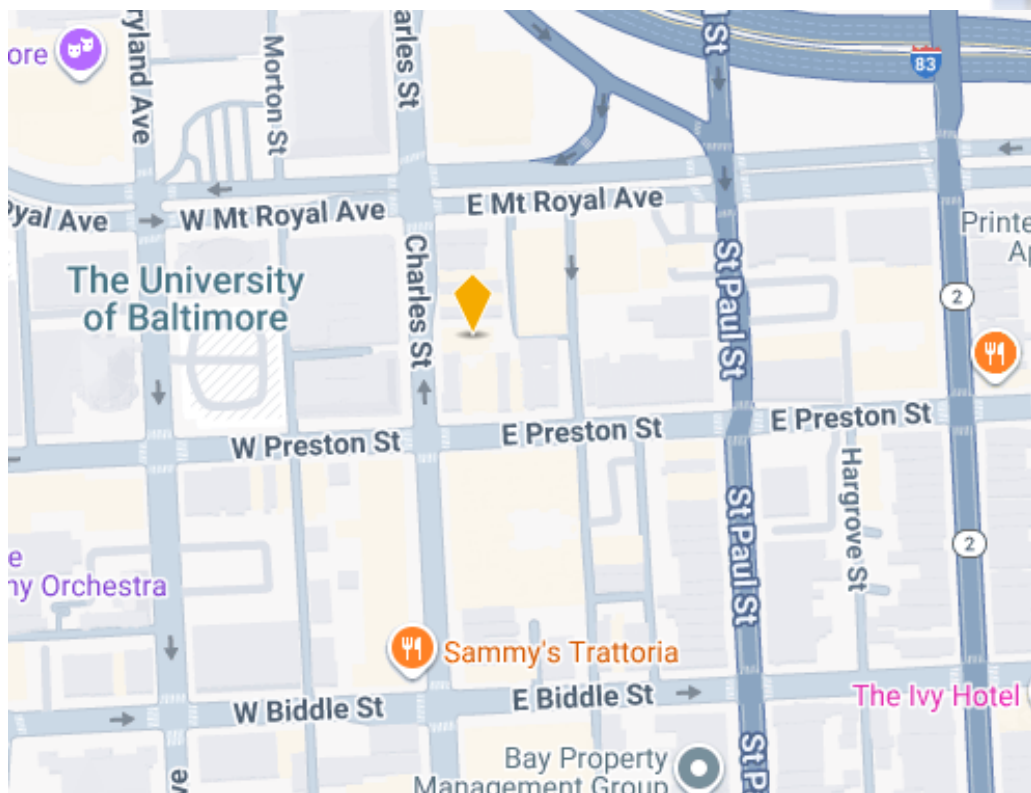


1920 Rock Spring Rd. Suite 101, Forest Hill, MD 21050
Ph. 410.296.2626 | Fax 410.296.2660

DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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