

17 E. Baltimore Street, Baltimore, MD 21202



**PROPERTY FOR SALE - 9,446 Square Foot Building**

**MIXED-USE/RETAIL PROPERTY FOR SALE**

**SALE PRICE: \$785,000**

**CBD Location Extraordinaire**

**Property Highlights:**

- 2 Story Building: 9,446 Square Feet Above Grade (4,723 sq. ft. per floor) with a full lower level
- Prime Downtown CBD Location
- Mixed retail/residential/office
- Neighboring properties have undergone recent redevelopment.
- Walker's Paradise; conveniently located to a plethora of downtown amenities
- Building has undergone extensive and costly demolition. In Shell condition; a blank canvas ready for future for renovations
- Located next to Under Armour Performance Center
- Situated between East Charles Street and Light Street



**DEMOGRAPHICS:**

Population	1 MILE	3 MILE
2023 Total Population:	38,588	267,767
Pop. Growth 2023-2028:	0.2%	0.3%
Average Age:	36.9	336.5

Households	1 MILE	3 MILE
2023 Total Households:	20,186	110,928
Median Household Income:	\$60,421	\$48,528
Avg. Household Size:	1.7	2.3

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**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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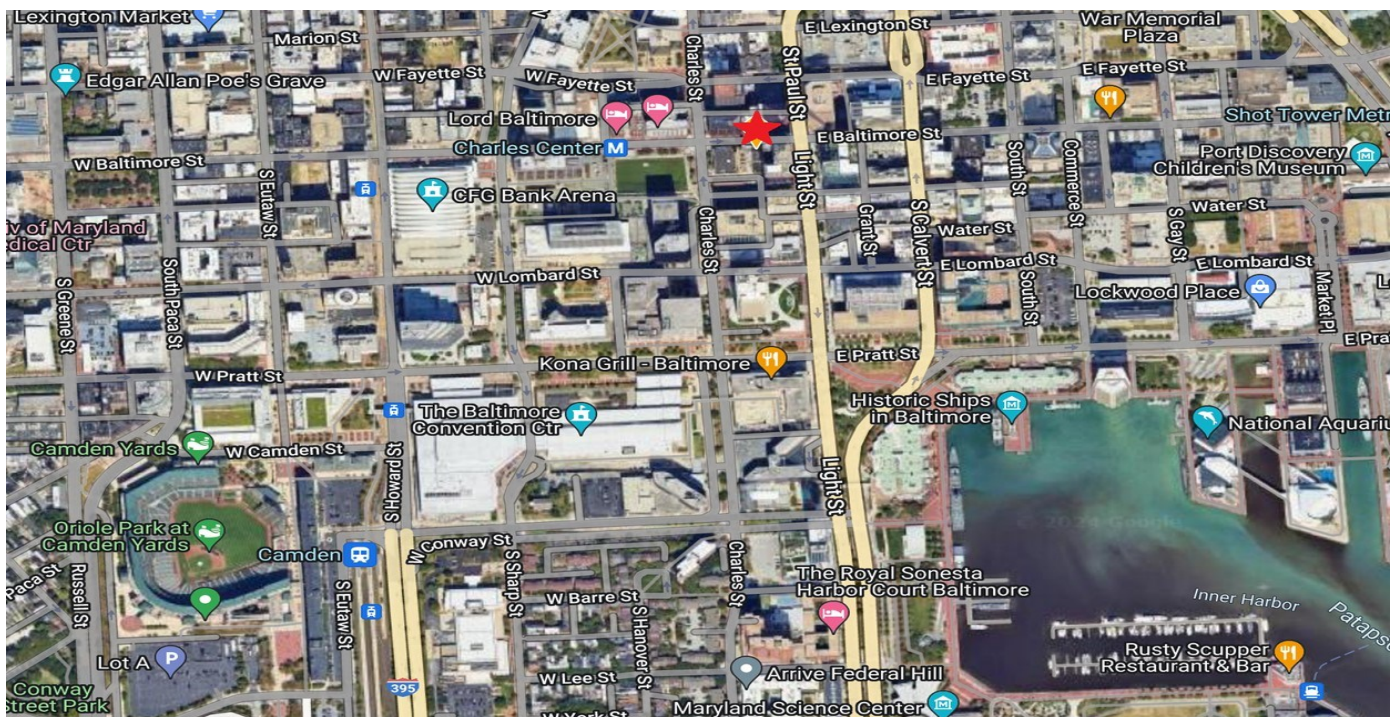
## PROPERTY FOR SALE - 9,446 Square Foot Building



### Baltimore and Light Street Intersection



### Location Overhead View



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