

**BUY IT NOW****WEST BALTIMORE**  
– *Opportunity Zone* –**COMMERCIAL BUILDING**0.64± Acre ♦ 36,490 Sq. Ft. GBA  
– Zoned TOD-4 & I-2 –

Formerly Used As:  
**Automotive Sales & Service  
& Event Hall and Catering Space**

Known As:

**2127-2135****EDMONDSON AVENUE**

Near West Baltimore MARC Station

Midtown-Edmondson, Baltimore City, MD 21223



**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.

**LOCATION:**

2127-2135 Edmondson Avenue ("2127 Edmondson Avenue") is located in the Midtown-Edmondson neighborhood in West Baltimore, one block from the West Baltimore MARC Station. The property adjoins the American Ice Company property, which has featured prominently in recent articles about comprehensive redevelopment in the area, as well as the history and development of Baltimore at large. The location is convenient to both US-1 (Monroe Street) and US-40 (Franklin-Mulberry Expressway & Edmondson Avenue), providing excellent access to I-95 (2 miles south), MD-205 (B/W Parkway, 2 miles south) and I-695 (4 miles southwest). Grace Medical Center is one-half mile south, University of Maryland, Baltimore and Bio-Tech campus is 1.5-2 miles west, and Downtown Baltimore is 2 miles west.

2127 Edmondson Avenue was originally built as an automotive sales and repair center known as "West End Motors." In more recent years, the property has been operated as "Gentlemen Ten Hall" event space. The combination of acreage, parking, total square footage, proximity to major highways and flexible zoning make the property prime for a variety of uses or comprehensive redevelopment. Designation as both a Federal Opportunity Zone and Baltimore Enterprise Zone provides substantial tax and employment incentives attributable to site development and operation.

For more information about the area, please visit:

Cityview Map – <https://cityview.baltimorecity.gov/cityview21/>

CoDeMap – <https://cels.baltimorehousing.org/codemapv2ext/>

Opportunity Zones – <https://www.baltimoredevelopment.com/doing-business/opportunity-zones>

City of Baltimore – <https://www.baltimorecity.gov/>

## **SITE:**

Lot size – 0.645 acre, more or less, according to public records

Lot features include:

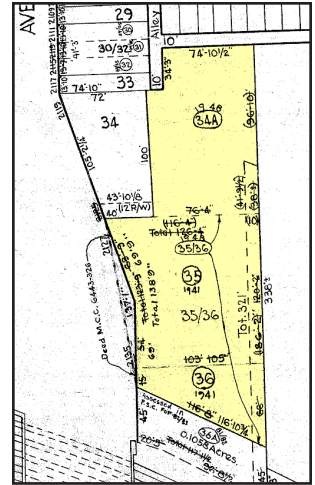
- Two parking areas. Fenced parking area on the upper level for 50+ spaces. Lower parking area for 50+ spaces, accessible via side and rear alleys. The side alley access has a roll-up door. Additional parking on the front apron may also be available.
- Two curb cuts on Edmondson Avenue.
- 137' frontage on Edmondson Avenue.
- Federal Opportunity Zone
- Enterprise Zone

Opportunity Zone Map –

<https://dhcd.maryland.gov/SiteCollectionDocuments/Baltimore%20City/MD%20Opportunity%20Zones%20Baltimore%20City.pdf>

Enterprise Zone Map –

<https://maryland.maps.arcgis.com/apps/InformationLookup/index.html?appid=08c59e9cf06a4be99b178cfd57e65d3>



## **ZONING:**

TOD-4 – Transit Oriented Development & I-2 – General Industrial Zoning

The property is predominantly in a TOD-4 district, with northern and eastern edges within the I-2 district, according to Baltimore Cityview Zoning Maps.

According to the zoning district summaries, the TOD-4 Transit Oriented Development District “Encourages development conducive to increased transit usage. TOD-4 is employed in areas around existing and anticipated transit stations. Significant height/full mix of retail use.” The I-2 General Industrial Zoning District is intended for “Manufacturing, fabricating, processing, wholesale distributing and warehousing. Commercial uses and open storage allowed.”

**Permitted Uses for TOD-4 Zoning**

For more information about Baltimore City Zoning, please visit: Zoning – <https://dhcd.baltimorecity.gov/ce/zoning>

## **IMPROVEMENTS:**

The property is improved by a two and one-half story masonry building containing a total of 36,490 square feet of gross building area, according to public tax records. The entry level along Edmondson Avenue is arranged as a social hall and event space. The second floor is arranged for offices. The lower level, at grade along the side and rear alleys, is arranged for covered parking. Features include a torch down roof and mixed windows. The property needs full renovation.

## **ADDITIONAL INFORMATION:**

Please complete the **Waiver and Confidentiality agreement** to view the due diligence documents. Once the completed form has been received, you will receive the documents via email. Requests are normally answered Mon.-Fri. 9 am – 4 pm.

**TITLE:** In fee simple; sold free and clear of all liens.

**TAXES:** Current annual real estate taxes are \$7,000.54, based on a full value tax assessment of \$296,633.

## **SUMMARY TERMS OF SALE:**

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

A \$25,000 or 10% deposit, whichever is greater, payable by cashier’s check or wire, will be required of the purchaser. 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. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, 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 contract 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. 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. Time is of the essence.

**No Buyer’s Premium!**



Sale Conducted in Collaboration with:

