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BUY IT NOW

NORTH BALTIMORE

– Barclay Neighborhood –

**TWO UNIT
MIXED-USE BUILDING**

– \$24,000 Gross Scheduled Annual Rent –

Known As

2331 BARCLAY STREET

Corner E. 24th Street
Baltimore City, MD 21218

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:

2331 Barclay Street is located in the Barclay neighborhood in North Baltimore. Surrounding neighborhoods include Old Goucher, Charles Village, Harwood, Charles North and Greenmount West. A portion of the neighborhood, and mostly to the south and east, comprises the Station North Arts and Entertainment District. The Maryland Institute College of Art (MICA), University of Baltimore, Johns Hopkins University and Penn Station are all within approximately one mile.

The area has seen significant development over the past 10 years. Station North and nearby Remington have received much of the media attention, with Old Goucher, Barclay, Harwood and Better Waverly seeing steady if quieter investment. Major projects along Greenmount Avenue, North Avenue and 25th Street highlight much of the activity, with new and fully renovated townhomes throughout the neighborhood.

The auction provides an opportunity to buy a large, corner building in a location that has been steadily increasing in demand for several years. The building is well situated for a variety of uses, including single family, multi-family and mixed-use. Current occupancy provides immediate cash flow with long-term added value possibilities.

For more information about the area, please visit:

Barclay – <https://livebaltimore.com/neighborhoods/barclay/>

Station North Arts District – <https://www.stationnorth.org/>

Old Goucher – <https://www.oldgoucher.org/>

CityView Map – <https://cityview.baltimorecity.gov/>

SITE:

Lot size – 17'8" x 72', more or less

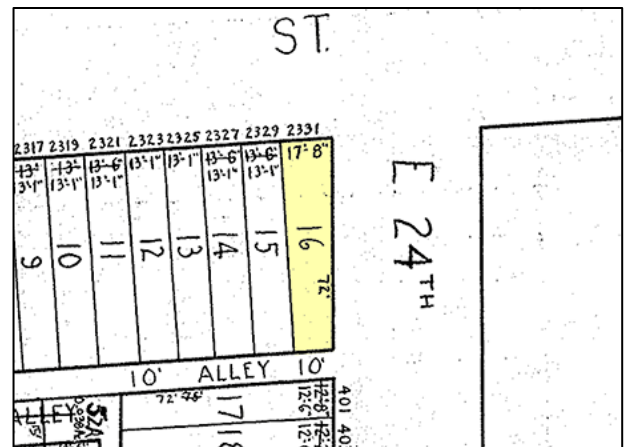
All public utilities

ZONING:

R-8 - Residential, approved for 1 dwelling unit and commercial space.

For more information about Baltimore City zoning, please visit:

Zoning – <https://dhcd.baltimorecity.gov/ce/zoning>



IMPROVEMENTS:

Three story end-of-group storefront building. The building is believed to contain approximately 2,800 square feet of gross building area, and is currently arranged as a storefront, on the first floor, and hair salon, on second and third floor. Features include a stone and stucco facade, brick construction, multiple entrances, steel fire escape and an array of updated apartment finishes. The property is currently leased to two commercial tenants for a total of \$2,000/month, or \$24,000 annually.

Storefront – First Floor & Basement

- Rented for \$800/month
- Storefront with separate entrances
- Walk-in cooler
- Half bathroom
- Office space
- Unfinished basement with storage area

Salon – Second & Third Floors

- Rented for \$1,200/month
- Open floor plan – laminate flooring with central spiral staircase
- Hair washing stations
- Built-in closets/shelving
- Bathroom containing tub and shower
- Washer/Dryer area

Mechanical:

- Gas boiler
- Central air conditioning (first floor only)
- 70 gallon gas water heater
- 200 AMP electric service
- Two gas meters
- Two electric meters
- Sump pump

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are approximately \$1,416, based on a full value assessment of \$60,000.

ADDITIONAL INFORMATION IS AVAILABLE UPON SUBMISSION OF CONFIDENTIALITY WAIVER:

Please complete the [Waiver and Confidentiality agreement](#) to receive:

- Leases
- Lead certificate

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser at the Auctioneer's office. 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, rents, ground rent, 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. Security deposits, if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing leases of the tenants in place, 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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.

