



BUY IT NOW

EAST BALTIMORE
 Broadway East

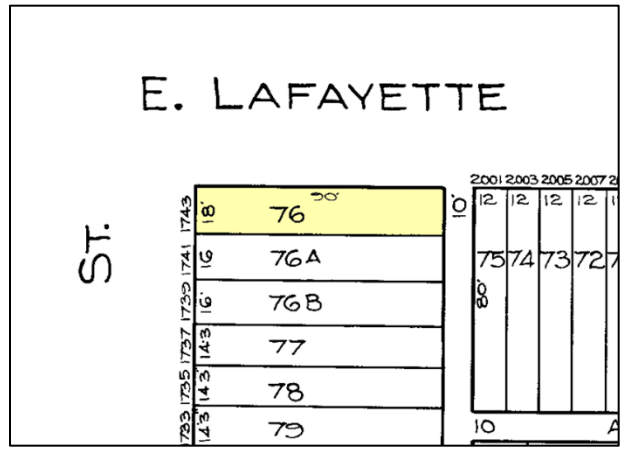
TWO STORY CORNER STORE

Arranged as Carry-Out and 2 Apartments

Known As:

1743 N. WASHINGTON STREET

Corner E. Lafayette Avenue
 Baltimore City, MD 21213



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:

1743 N. Washington Street, currently known as “Khadija Food Mart,” is located at the corner of E. Lafayette Avenue in the Broadway East neighborhood in east Baltimore. Exposure at the site is good, with approximately 4,583 cars per day (AADT) passing the site along N. Washington Street, in addition to public transportation and pedestrian traffic. Johns Hopkins Hospital East Baltimore campus is a short distance south. Well-known development projects in the area include the American Brewery Building, Mary Harvin Center and A. Hoen & Co. Lithograph Building. The Oliver Senior Center Home is about one block east, and a number of churches are also located along surrounding blocks. The auction provides an opportunity to purchase a long-running grocery and convenience store operation and building in a developing area.

For more information about the area, please visit:

- Neighborhoods – <https://livebaltimore.com/neighborhoods/>
- CityView Map – <https://cityview.baltimorecity.gov/cityview21/>
- Community Development Map – <https://cels.baltimorehousing.org/codemapv2ext/>
- City of Baltimore – <https://www.baltimorecity.gov/>

SITE:

Lot size – 18’ x 90’, more or less
 18’ frontage along N. Washington Street, and 90’ of frontage along E. Lafayette Avenue.
 All public utilities

ZONING:

R-8 – Residential – Non-Conforming Use

For more information about Baltimore City Zoning, please visit:

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

IMPROVEMENTS:

Two story corner storefront building – constructed in 1903. The building is believed to contain approximately 2,500 square feet above grade, and additional unfinished basement space. Arranged as a convenience and grocery store on the first floor with enclosed cashier area, shelving, refrigerators, food preparation area, powder room and storage and utility spaces. The second floor is arranged for apartment use, originally two units, and is in shell condition.

TITLE:

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

TAXES:

Current annual real estate taxes are \$259.60, based on a full value tax assessment of \$11,000.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by cashier's check, will be required of the purchaser, at the Auctioneer's office (wire or cashier's check). 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.



REAL ESTATE • AUCTIONEERS