

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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ajbillig.com



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ESTATE AUCTION

Live Onsite & Simulcast Online Bidding
\$500,000 Opening Bid

STATION NORTH

Arts & Entertainment District

LANDMARK NIGHTCLUB Trip's Place & Gatsby's

Including 3 Commercial Buildings
Liquor License with Adult Entertainment
Furniture, Fixtures & Equipment

Known As

1813-1815-1817 N. CHARLES STREET

Baltimore, MD 21201

– Also to Be Sold –

Three Story Shell COMMERCIAL BUILDING

Known As

1819 N. CHARLES STREET

Opening Bid \$100,000

Online Bidding Opens

TUESDAY, JUNE 11, 2024

Live Onsite Auction

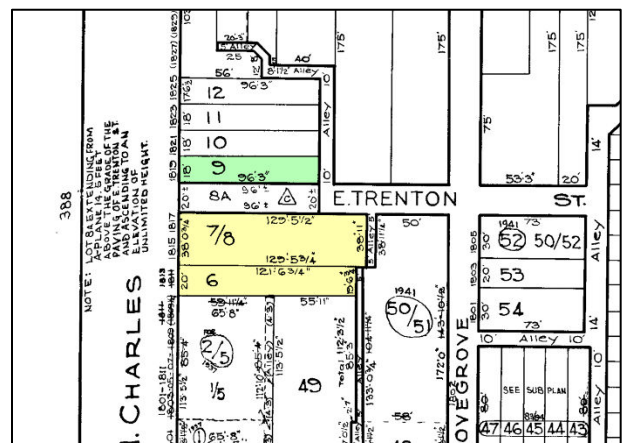
**WEDNESDAY, JUNE 12, 2024
AT 11:00 A.M.**



1813-1817 N. Charles St.



1819 N. Charles St.



Pursuant to an Order of the Orphan's Court for Baltimore County, Maryland, passed in the matter of The Estate of Anthony Dwight Triplin, Sr., Estate No. 177936, the Successor Personal Representative will sell at Public Auction the above-captioned assets.

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:

The properties are located in the Charles North neighborhood of Downtown Baltimore, north of Penn Station and south of North Avenue.

Trip's Place and Gatsby's were well known Baltimore entertainment venues with multiple bars, adult entertainment liquor license and zoning exception for after hours live entertainment and dancing. The location is close to the Jones Falls Expressway (I-83) and public transportation. The properties are opposite the newly renovated Parkway Theatre on a block slated for major redevelopment.

All are situated in the Station North Arts and Entertainment District. As stated on their website:

"Located in the heart of Baltimore, Station North was the first area in Baltimore to receive the State designation as an Arts & Entertainment District in 2002. Spanning the neighborhoods of Charles North, Greenmount West, and Barclay, Station North is a diverse collection of artist live-work spaces, galleries, rowhomes, and businesses, all just steps away from Penn Station, Mount Vernon, Charles Village, the Maryland Institute College of Art, the University of Baltimore, and Johns Hopkins University."

According to public tax records, the buildings were constructed circa 1900.

1813-1815-1817 N. Charles Street**SITE:**

Two adjacent lots, situated at the southeast corner of N. Charles and E. Trenton Streets.

1813 N. Charles Street – 20' x 121'. 1815-1817 N. Charles Street – 38' x 125'. Total lot size approximately 7,170 square feet. The building footprints encompass the entire site.

Public utilities

ZONING:

TOD-4, Transit Oriented commercial development. "Transit Oriented Development (TOD) is a development approach that encourages intensifying and inter-mixing land uses (residential, office, retail, and entertainment) around transit stations, integrating public amenities (open spaces and landscaping), and improving the quality of walking and bicycling as alternatives to automobile travel. Successful TOD projects also address ways to ensure personal security and safety, encourage economic and community development, respect the area's cultural history, and strengthen the connections between transit and surrounding neighborhoods," according to the Baltimore City Department of Planning website.

According to the Baltimore City Zoning Office, 1813 N. Charles Street has a live entertainment permit from 1995. 1815-1817 N. Charles Street has an after hours live entertainment and dancing permit from 1995.

IMPROVEMENTS:

Interconnected three and four story brick and stucco buildings, with built-up roofs, commercial entrances and partial basements. According to public tax records, the buildings comprise 17,232 square feet of gross building area above-grade and 4,800 square feet below-grade.

The entertainment facility features multiple entrances, coat room, large open area live venue, several additional bars, five DJ booths, dance floors, VIP lounges, multiple rest rooms, offices, owner's apartment and storage rooms. The property has gas forced air heat and central air conditioning, security system, video monitoring, bar fixtures and equipment.

LIQUOR LICENSE:

Class BD-7, seven-day liquor license, issued for 1813-1815-1817, with adult entertainment permit for 1815-1817 N. Charles Street. The transfer of this liquor license is subject to the approval of the Board of Liquor License Commissioners of Baltimore as in the case of an original application, and it shall be the sole responsibility of the purchaser to obtain said approval.

TITLE:

The properties are in fee simple and will be sold free and clear of liens. 1813 Deed Book SEB 675, Page 77. 1815-1817 Deed Book SEB 132, Page 56.

TAXES:

Published annual real estate taxes and assessments –

1813 N. Charles Street – \$7,321 based on a full value assessment of \$310,233.

1815-1817 N. Charles Street – \$8,494, based on a full value assessment of \$359,900.

ALL OF THE ASSETS AT 1813-1815-1817 N. CHARLES STREET WILL BE SOLD AS AN ENTIRETY ONLY. REQUIRED DEPOSIT – \$100,000.

1819 N. Charles Street

SITE:

Located at the northeast corner of N. Charles and Trenton Streets, lot size 18' x 96' or approximately 1,728 square feet.

Zoning C-2, commercial

Public utilities

IMPROVEMENTS:

Three story brick storefront building, comprising 4,176 square feet of gross building area above-grade and 1,224 square feet below-grade, according to public tax records. The building has two front entrances, shingle and built-up roofs, wood double-hung windows and brick basement foundation. First floor formerly contained a barber shop with apartments on the upper floors. The building needs renovation.

TITLE:

The property is in fee simple and sold free and clear of liens. Baltimore City Deed Book FMC 2341, Page 356.

TAXES:

Published annual real estate taxes are \$4,737, based on a full value assessment of \$200,700.

REQUIRED DEPOSIT FOR 1819 N. CHARLES STREET – \$10,000.

Summary Terms of Sale

Please see the contract of sale for complete terms.

Live Auction Bidders – A \$100,000 deposit for 1813-1815-1817 N. Charles Street and a \$10,000 deposit for 1819 N. Charles Street, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's office (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders – Deposits as stated above, payable by wire transfer or cashier's check at the Auctioneer's office, are required prior to the start of bidding. No exceptions. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:00 P.M. on the day of auction. Please visit this auction's web page for the Deposit Escrow Form: <https://ajbillig.com/auction/1813-1815-1817-1819-n-charles-street/>

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, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, if any, and subject to housing or building violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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 except where otherwise mandated by local, State or Federal law.


The transfer of the liquor license is subject to the approval of the Board of Liquor License Commissioners of Baltimore as in the case of an original application, and it shall be the sole responsibility of the purchaser to obtain said approval. Settlement of the purchase shall not be delayed due to transfer.

Time is of the essence.

A 5% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, sample contract, deposit escrow form, and auction registration:

<https://ajbillig.com/auction/1813-1815-1817-1819-n-charles-street/>

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PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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.

INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

