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BUY IT NOW

RIDGELY'S DELIGHT

– Next to Babe Ruth Museum –

THREE STORY SHELL BUILDING

Arranged as 2 Dwelling Units • 3,952 Sq. Ft. GBA

Known As:

628 PORTLAND STREET

Corner Emory Street

Baltimore City, Maryland 21230

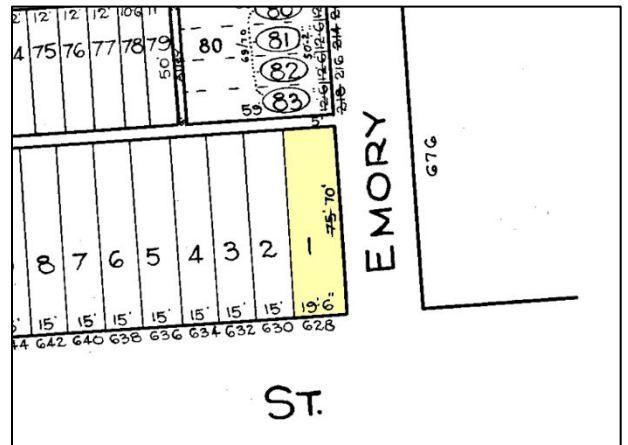
NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

GENERAL INFORMATION:

628 Portland Street is an end-of-group shell building next to the Babe Ruth Museum, two blocks from Camden Yards and two blocks from University of Maryland Baltimore. The location is very well demanded among University of Maryland students and staff, in addition to those working at other large and small companies in the immediate area. Access to major commuter routes is optimal, with I-395, I-95, MD-295 and I-83 all easily accessible from the location. The building has been gutted, partially re-framed and with further stabilization efforts, leaving a blank canvas for development as a multi-unit or single family residence.

LOCATION:

The property is located in the Ridgely's Delight neighborhood in South Baltimore. Nearby neighborhoods include Barre Circle, Washington Village – Pigtown, University of Maryland, the Stadium Area & Entertainment District, Otterbein and Federal Hill. The property is ideally situated among some of Baltimore's most well-known institutions and destinations, including Camden Yards, M&T Bank Stadium, the Baltimore Convention Center, and the aforementioned University of Maryland Baltimore Campus, which includes a hospital, medical school, law school, biomedical research campus and more. The Babe Ruth Birthplace and Museum is immediately behind the property. Access to major commuter routes is excellent, with relatively immediate access to I-395, I-83 straight down Pratt Street and many other significant commuter routes in the immediate proximity. Ridgely's Delight itself is a National Historic District, and CHAP tax credit eligible, with history going back about 200 years. The neighborhood is home to about 400 residences, and is well known for its historic architecture in addition to the proximity to the Stadiums and UM campus. Please find a link below to the Ridgely's Delight Neighborhood and Association for more information about the neighborhood, in addition to architectural guidelines.



For more information about the area, please visit:

Ridgely's Delight - <http://www.ridgelysdelight.org/>

Neighborhoods - <https://livebaltimore.com/neighborhoods/>

City Of Baltimore - <https://www.baltimorecity.gov/>

CityView Map - <https://cityview.baltimorecity.gov/cityview21/>

Community Development Map - <https://cels.baltimorehousing.org/codemapv2/>

SITE:

Lot size - 19'6" x 70', more or less

Fronting on Portland Street & Emory Street

All public utilities.

ZONING:

R-8, residential, vacant, formerly approved for two dwelling units

For more information about zoning, please visit: Department of Planning - <https://planning.baltimorecity.gov/>

IMPROVEMENTS:

Three story end-of-group brick rowhome - constructed in 1900 and containing 3,952 square feet of gross building area, according to public tax records. The building is believed to have been expanded in stages, with the original structure being older than the stated date in the tax record.

The building has been gutted with some new framing, new asphalt shingle roof on the three level portion of the building and some stabilization work completed on joists and subfloor. The property is otherwise loosely arranged as two dwelling units and in need of full build-out.

TITLE:

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

TAXES:

Current annual real estate taxes are \$6,940.76, based on a full value tax assessment of \$294,100.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by wire or cashier's check, 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. 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. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

Please visit this property's web page for more photos and sample contract:

<https://ajbillig.com/auction/628-portland-street/>