

# AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 🏠

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## ONLINE REAL ESTATE AUCTION

\$200,000 Opening Bid

# HAMPDEN

## FIVE HOME RESIDENTIAL DEVELOPMENT

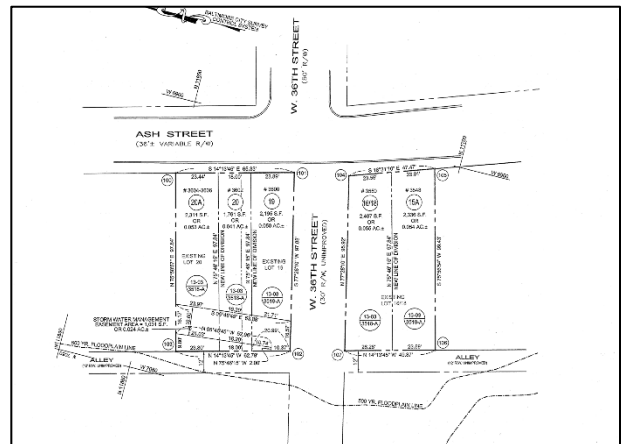
2,500± Sq. Ft. Garage Townhomes  
– Partially Complete –

**3548, 3550, 3600, 3602 & 3604  
ASH STREET**

At W. 36th Street  
Baltimore City, Maryland 21211

**Online Bidding Opens  
TUESDAY, APRIL 22, 2025**

**Bidding Closes  
WEDNESDAY, APRIL 23, 2025  
AT 1:00 P.M.**



**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:**

The subject property comprises five partially improved home sites in the Hampden area of North Baltimore. Three lots, 3600-3604, each have partially completed townhomes built thereon. Two lots, 3548 and 3550, have foundations. All homes are intended to be approximately 2,500 square feet with potential garage parking. Hampden has experienced a significant amount of both residential and commercial development over the past few decades, with excellent access to major employers, public transportation, recreational opportunities and countless retail and dining options in close proximity. The auction represents an opportunity to purchase all five properties at once, complete construction and resell, or keep and maintain as a residential income opportunity.

Buyers will be required to provide proof of funds (cash or approved financing) up to their intended purchase price. A \$30,000 deposit via wire or cashier's check will also be required of all bidders. Those intending to participate should call 410.296.8440 x17 or email charles@ajbillig.com with any questions.

## **LOCATION:**

The development project is located in the Hampden neighborhood in North Baltimore. Union Mill, Clipper Mill and Meadow Mill, commercial and mixed-use developments, are each within about 3 blocks. Hampden's "Avenue," W. 36th Street, featuring an array of eclectic storefronts and dining options, is located just 4 blocks east. The location features excellent access to I-83 (JFX), as well as a number of other commuter routes to employers in Downtown Baltimore, Johns Hopkins University, Loyola University of Maryland and more. A number of Baltimore's most frequented parks, including Roosevelt Park, Druid Hill Park and Wyman Park, each featuring ball fields, walking trails and other recreational opportunities, are all nearby. Some well-known food and beverage purveyors are also in the immediate area, including Chuck's Trading Post, Blue Pit BBQ & Whiskey Bar, Union Craft Brewing, Artifact Coffee, Waverly Brewing and Taharka Brothers Ice Cream.

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/codemapv2/>

## **SITE:**

See record plat for specific dimensions

Four lots are approximately 23'6" wide with depths of approximately 98'. One lot (3602) is 18' wide with similar depths. The lots are separated by an unimproved roadway (W. 36th Street extended). 3548 & 3550 have curb cuts intended to be front loading garages.

All public utilities are believed to be available

Storm water retention and bonding is believed to be required

Please see this auction's web page to view the Record Plat and CELS Map:

<https://qjbillig.com/auction/3548-3550-3600-3602-3604-ash-street/>

## **ZONING:**

R-6 Residential

For more information about zoning, please visit:

Department of Planning – <https://planning.baltimorecity.gov/>

## **IMPROVEMENTS:**

3600, 3602 and 3604 Ash Street represent three partially completed townhomes. Each home is intended to contain 2,584 interior square feet on three levels and including a front loading garage. Features to include open concept living area, 3-4 bedrooms, 3.5 baths, rear deck with views of the Jones Falls Valley, sprinklering and forced air heat with central air conditioning. Exterior construction and framing was completed, with some electrical and plumbing work in place. Status of permitting is unknown. Further repair and completion required.

3548 and 3550 have foundations. Intended design is similar as above.

Due diligence package, including permit drawings, storm water design and some quotes obtained by prior ownership are available after completion of a Waiver and Confidentiality agreement. Please see this auction's web page:

<https://qjbillig.com/auction/3548-3550-3600-3602-3604-ash-street/>

## **TITLE:**

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

## **TAXES:**

Current annual real estate taxes are approximately \$708 per property based on a full value tax assessments of \$30,000. \$3,540 per year total (all 5) based on a total assessment of \$150,000.

## **SUMMARY TERMS OF SALE:**

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


A \$30,000 deposit, payable by cashier's check or wire, will be required of all online bidders prior to 11:00 A.M. Wednesday, April 23, 2025. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. 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 see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/3548-3550-3600-3602-3604-ash-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" 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. 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.

Bidders shall be required to provide proof of funds in the form a of bank statement, lender approval letter or other format deemed acceptable in the sole discretion of Seller and Auctioneer prior to 11:00 A.M. on Wednesday, April 23, 2025. Bidders will only be permitted to bid up to the amount of the proof of funds provided. Cash and investor oriented financing are strongly suggested. Traditional bank construction financing is not likely to meet closing time line considerations. Contact Charles Billig with any questions.

Please visit this auction's web page for more photos, sample contract, and online bidding:  
<https://ajbillig.com/auction/3548-3550-3600-3602-3604-ash-street/>



**AJ BILLIG****REAL ESTATE • AUCTIONEERS****410-296-8440** **ajbillig.com**

## **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.

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## INSTRUCTIONS FOR ONLINE AUCTIONS

### REGISTERING TO BID

1. Go to [ajbillig.com/auctions](http://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](http://ajbillig.com/buyers-faqs)

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

