


# AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

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## ONLINE REAL ESTATE AUCTION

\$100,000 Opening Bid

### **NORTH BALTIMORE** - Barclay Neighborhood -

### **THREE-BUILDING ASSEMBLAGE**

Zoned C-1: Commercial

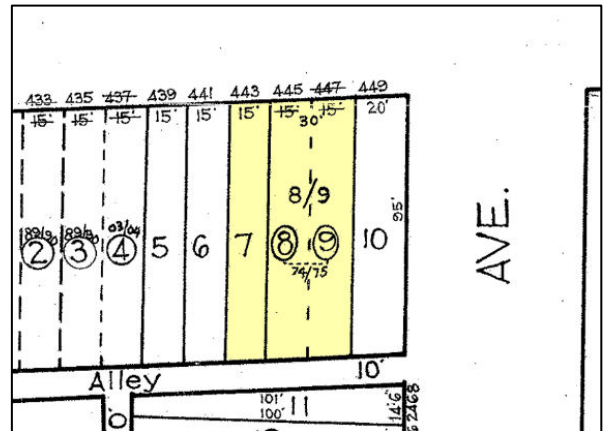
Known As

### **443, 445 & 447 E. 25TH STREET**

Near the Corner of Greenmount Avenue  
Baltimore City, MD 21218

**ONLINE BIDDING OPENS**  
**MONDAY, MAY 12, 2025**

**ONLINE BIDDING CLOSE**  
**WEDNESDAY, MAY 14, 2025**  
**AT 11:00 A.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.

### **LOCATION:**

443, 445 & 447 E. 25th Street are 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, 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 and one half 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 also seeing steady investment. Major projects along Greenmount Avenue, North Avenue and 25th Street have also attracted awareness, with new and fully renovated townhomes throughout the neighborhood.

The auction provides an opportunity to buy three contiguous buildings in a location that has been steadily increasing in demand for several years. The buildings are well situated for a variety of multi-family, mixed-use and commercial purposes.

### **SITE:**

The properties are located on the south side of E. 25th Street, one building from the corner of Greenmount Avenue. 445 & 447 E. 25th Street are combined in tax records. 443 E. 25th Street is a separate tax record.

Total lot size 45' x 95'

Public utilities include water, sanitary sewer, gas, electricity, telephone and internet.

## **ZONING:**

The properties are located in a C-1, commercial, zone.

Zoning allows for a variety of residential, commercial and special purposes uses.

For more information about zoning, please visit:

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

## **IMPROVEMENTS:**

Three contiguous three-story commercial buildings, constructed in 1900, according to public tax records. All buildings require renovations and are vacant. A new roof was installed on all buildings in 2022.

443 E. 25th Street is believed to contain 2,700 square feet of total building area. The building is arranged as one large room, on the first floor; gutted and partially framed second and third floors. Unfinished crawl space. Access to the second and third floor is through 445 E. 25th Street.

445 & 447 E. 25th Street are believed to contain 5,800 square feet of total building area. Both buildings share a first floor footprint arranged for a deli and grocery store. The second and third floors are gutted and partially framed. Unfinished basement in the building known as 447 E. 25th Street and a crawl space at 445 E. 25th Street.

Please see this auction's web page for more information: <https://ajbillig.com/auction/443-445-447-e-25th-street/>

## **MANNER OF SALE:**

All buildings will be sold as an entirety offering only. No building will be sold individually.

## **TITLE:**

All properties are in fee simple and sold free and clear of all liens. Baltimore City Deed Book Liber FMC 15250, Folio 478.

## **TAXES:**

Published annual real estate taxes are as follows:

Address	Assessment	Tax
443 E. 25th Street	\$ 60,000	\$1,416
445 E. 25th Street (Includes 447 E. 25th Street)	\$165,000	\$3,984
TOTAL	\$225,000	\$5,400

## **SUMMARY TERMS OF SALE:**

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

A \$10,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of auction, 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. 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 Seller makes no representations or warranties as to the condition of the Property or any improvements thereon and Purchaser acknowledges and agrees to purchase the Property in its "AS IS/WHERE IS" "WITH ALL FAULTS" condition and basis, subject to all easements, agreements, restrictions or covenants of record, zoning, and all laws, regulations, and governmental rules 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. 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. A 6% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, updated information, sample contract, and online bidding:

<https://ajbillig.com/auction/443-445-447-e-25th-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](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.

