



**BUY IT NOW**

**NORTH BALTIMORE**  
– Barclay Neighborhood –

**STOREFRONT BUILDING  
WITH APARTMENT**

– \$26,000 ± Gross Annual Income –

Known As  
**2454 BARCLAY STREET**

Near 25th Street  
Baltimore City, MD 21218

**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:**

2454 Barclay Street is 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 miles.

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 an income producing asset in a location that has been steadily increasing in demand for several years. The storefront lease is through 2027 with rent increases built into the lease. The apartment lease is month-to-month, giving the buyer flexibility to renegotiate and increase rents.

**SITE:**

Lot size: 65' x 16'

All public utilities

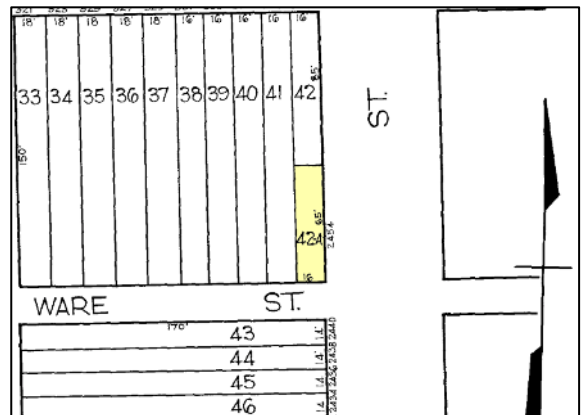
**ZONING:**

The property is zoned OR-1, approved for a grocery store

Zoning allows for a variety of residential, office and other uses

For more information about zoning, please visit:

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



**IMPROVEMENTS:**

Two story mixed use building, constructed in 1900, according to public tax records. The building is arranged as a storefront with counter area, two rows of merchandise, utility sink, storage room and rest room, on the first floor; apartment with several rooms, kitchen, living area and bathroom.

**RENTS:**

Storefront:

Rented for \$1,292.27 per month. Lease is through April 30, 2027. There is a 2.5% rent increase every year.

Apartment:

Rented for \$875 per month including water. Long term (10+ years) tenants are month- to-month.

Total monthly rent is \$2,167.27

All rents are current.

**LEASES:**

Please see this property's web page and complete the Waiver and Confidentiality agreement to view the leases:

<https://ajbillig.com/auction/2454-barclay-street/>

**TITLE:**

In fee simple and sold free and clear of all liens. Baltimore City Deed Book Liber MB 24564, folio 124

**TAXES:**

Published annual real estate taxes are \$3,186 based on a full value assessment of \$135,000.

**SUMMARY TERMS OF SALE:**

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

A 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser, 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. All adjustments, including taxes, rents, ground rent, 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 settlement and assumed thereafter by the purchaser. Security deposits, if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing leases of the tenants in place, 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 except where otherwise mandated by local, State or Federal law. Time is of the essence.

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

<https://ajbillig.com/auction/2454-barclay-street/>

