



REAL ESTATE AUCTION

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

– Mount Vernon Area – ODORITE BUILDING

Flex Showroom Building – 22,798 Sq. Ft. GBA
0.40± Acre – Parking – Dock & Drive-In Bays

Known As:

1111 MARYLAND AVENUE

A/K/A 1107-1123 Maryland Avenue
& 1114-1116 Morton Street
Between W. Biddle & W. Chase Streets
Baltimore City, Maryland 21201

***Exceptional User or
Redevelopment Opportunity***

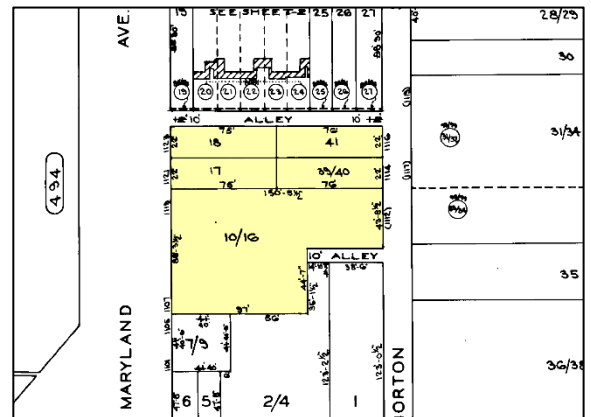
Online Bidding Opens
MONDAY, DECEMBER 8, 2025

Live Onsite Auction
**WEDNESDAY, DECEMBER 10, 2025
AT 2:00 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 a flex showroom building with parking, loading dock and drive-in bays in the Midtown-Belvedere neighborhood in central Baltimore City immediately north of Mount Vernon. The site includes 5 lots totaling 0.40 acres with frontage on two streets and a 10' alley. The building was home to the ODORITE Company, who called the Mount Vernon area home for approximately 70 years before being sold in 2023. The auction provides an opportunity to purchase a large, contiguous site with substantial building near the University of Baltimore, MICA, Penn Station and many of Baltimore's most important arts and cultural centers. The site is well positioned as either a prominent business headquarters or for a comprehensive redevelopment for any number of commercial, residential or mixed uses.



LOCATION:

1111 Maryland Avenue is located in the Midtown-Belvedere neighborhood in central Baltimore City. Surrounding neighborhoods include Mount Vernon, Bolton Hill, State Center and Charles North. The University of Baltimore and Maryland Institute College of Art (MICA) campuses surround the site. In addition to MICA, the area is home to many of Baltimore's best known arts and entertainment facilities, including the Meyerhoff Symphony Hall (BSO), Lyric Opera House, Metro Gallery and the broader Station North Arts & Entertainment District.

The location is exceedingly convenient. I-83 (Jones Falls Expressway) is located immediately north and west, with access readily available from exits 3, 4 and 5. US-40, both North Avenue and Franklin/Mulberry Streets, is within one-half mile. I-95, I-395 and MD-295 (BW Parkway) are easily accessible via MLK, Jr. Boulevard and a handful of alternate north/south streets. Baltimore's Penn Station, a hub of ongoing development in the area, is less than one-half mile north. Downtown Baltimore, the Inner Harbor, Harbor East and Federal Hill are all a short distance south. The property is located within an Enterprise Zone, providing real property and State income tax credits.

For more information about the area, please visit:

Live Baltimore – <https://livebaltimore.com/>

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

CoDeMap – <https://cels.baltimorehousing.org/codemapv2ext/>

Enterprise Zone And Focus Area – <https://www.baltimoredevelopment.com/doing-business/enterprise-zone-and-focus-area>

SITE:

Lot size: 0.40 acre, more or less, according to public tax records. Deed records show 0.3906 acre.

The site is comprised of 5 tax records known as Block 495 lots 10-16, 17, 18, 39-40 and 41. Addresses of 1107-1119, 1121 and 1123 Maryland Avenue, 1114 and 1116 Morton Street, respectively.

Fronting 132.29' on Maryland Avenue, 87.71' on Morton Street, and 151' along a 10' alley binding the north side of the property. Comprising 17,568.80 square feet, or 0.40 acre, more or less.

Paved parking area for 12+ vehicles. Front and rear (2) overhead doors (drive-through bay). Rear and side covered (2) loading docks. Two curb cuts on Maryland Avenue. Parking area flush with 10' alley. Drive-in bay flush with Morton Street. Additional curb cut on Maryland Avenue now out of use.

ZONING:

OR-2 Office Residential

Please see this auction's web page for approved use: <https://ajbillig.com/auction/1111-maryland-avenue/>

IMPROVEMENTS & BUILDING DESCRIPTION:

Two story masonry building – containing 22,798 square feet of gross building area, according to public tax records. The building is believed to have been constructed in 2 or more phases between 1900 and 1940, and is arranged for showroom area, warehouse and office spaces.

Features include drive-through bay, dock loading, torch down roof (approx. 5 years old), 6,000 lb freight elevator, heavy power (three phase with 400 and additional 200 amp panels), showroom, block and double hung windows and more.

Please see this auction's web page for Floor Plans: <https://ajbillig.com/auction/1111-maryland-avenue/>

ADDITIONAL INFORMATION:

Please see this auction's web page (<https://ajbillig.com/auction/1111-maryland-avenue/>) and complete the Waiver and Confidentiality agreement to view the Phase I/ESA.

TITLE:

The property is in fee simple; sold free and clear of liens.

TAXES:

Current annual real property taxes based on the stated full value tax assessment are below.

Address	25/26 Tax Amount	Assessment
1107-1119 Maryland Avenue	\$15,462.72	\$655,200
1121 Maryland Avenue	\$1,203.60	\$51,000
1123 Maryland Avenue	\$1,203.60	\$51,000
1114 Morton Street	\$3,497.52	\$148,200
1116 Morton Street	\$1,234.28	\$52,300
Total	\$22,601.72	\$957,700

MANNER OF SALE:

Entirety sale only.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A deposit of \$100,000, payable by cashier's check, will be required of the purchaser at time and place of sale.

Online Auction Bidders – A deposit of \$100,000, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. 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. Please see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/1111-maryland-avenue/>

The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's office (wire or cashier's check). Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place by 5 P.M. Eastern Time on January 30, 2026. 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, 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 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 6% buyer's premium will be added to the final bid price.

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

<https://ajbillig.com/auction/1111-maryland-avenue/>



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

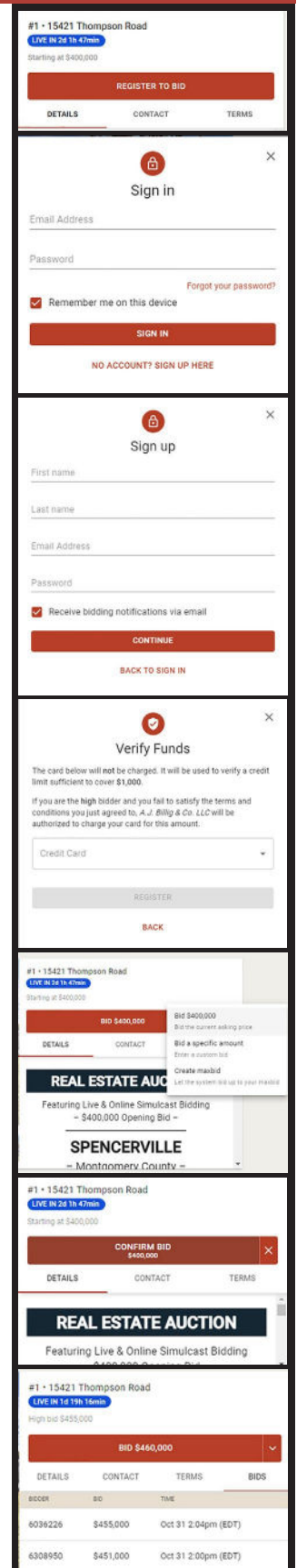
REGISTERING TO BID

1. Go to ajbillig.com/auctions 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.



#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

☒ Remember me on this device

Forgot your password?

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

☒ Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

BID \$400,000

Bid the current asking price

Bid a specific amount

Enter a custom bid

Create maxbid

Let the system bid up to your maxbid

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

~ \$400,000 Opening Bid ~

SPENCERVILLE

~ Montgomery County ~

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

#1 • 15421 Thompson Road
LIVE IN 1d 1h 11min
High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)