



REAL ESTATE AUCTION

Live Onsite & Simulcast Online Bidding
\$200,000 Opening Bid

DOWNTOWN BALTIMORE

"SETON HILL" COMMERCIAL ASSEMBLAGE

Storefront Building, Warehouses, Land

**Investment And
Redevelopment Opportunity**

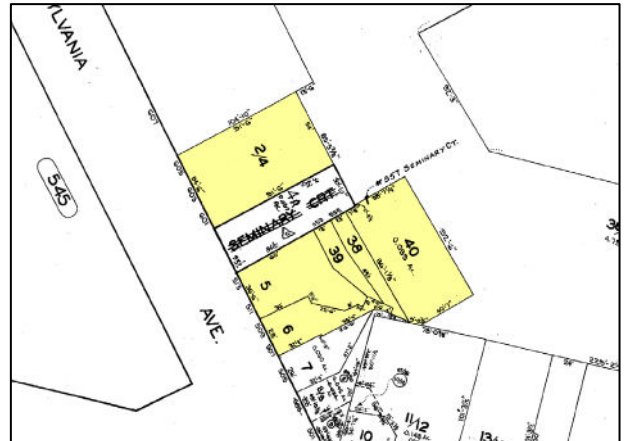
Known As

**507-511 & 601 PENNSYLVANIA AVENUE
553-557 SEMINARY COURT**

Baltimore, MD 21201

Online Bidding Opens
WEDNESDAY, DECEMBER 3, 2025

Live Onsite Auction
**THURSDAY, DECEMBER 4, 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.

GENERAL INFORMATION:

The auction includes a commercial property assemblage on the east side of Pennsylvania Avenue in the historic Seton Hill neighborhood of Downtown Baltimore. The property was formerly occupied by Penn Lumber Company, and consists of a storefront building, three warehouse buildings, and a fenced yard. There are two month-to-month tenants who have expressed an interest to remain. The sale provides an opportunity to purchase existing income producing properties or as a redevelopment site in a very desirable location.

LOCATION:

The property is situated in the western portion of Downtown Baltimore, north of Franklin Street (US-40), south of MLK Jr. Boulevard, west of St. Mary's Park and east of the former Baltimore Social Security Administration Building, which is being redeveloped as the new headquarters for the Maryland Department of Health. The site is within walking distance of the University of Maryland Medical Center and professional schools, University of Baltimore, Maryland Institute College of Art, theaters, restaurants, employment centers, stadiums and attractions. The central location provides excellent highway access to I-83, I-95, US-40 and the Baltimore-Washington Parkway (MD-295). Large-scale residential and commercial developments are underway nearby.

SITE:

Six lots, situated on the east side of Pennsylvania Avenue, comprising 14,513 square feet of land. Five lots are contiguous. 601 Pennsylvania Avenue is separated by Seminary Court, a closed Baltimore City street that has been used by the current owners for decades. At the request of the City, gates were installed at the front and rear of the site, with access only by the property owner. The closed Seminary Court adds approximately 2,882 square feet of paved area to the site, the majority of which is fenced. The property is mostly level and about 50% clear.

Public utilities

ZONING:

C-1, Neighborhood Commercial

IMPROVEMENTS AND RENTAL INFORMATION:

507-509 Pennsylvania Avenue – Three story brick in-line storefront building, circa 1920, comprising approximately 3,474 square feet. First floor is currently occupied by B-More Deli and Grocery at monthly rental of \$1,800, under a month-to-month tenancy. Balance of building is used as warehouse space with two overhead doors. The warehouse space is leased with the remainder of the site to a restaurant equipment company for \$3,000 month, under a month-to-month tenancy. The tenant has expressed an interest to expand their business and increase their rent.

511 Pennsylvania Avenue – paved lot

553-555-557 Seminary Court – warehouse building

601 Pennsylvania Avenue – warehouse building, open sheds, lot

PUBLISHED ANNUAL REAL ESTATE TAXES:

507 Pennsylvania Avenue – \$2,228, based on a full value assessment of \$94,400

511 Pennsylvania Avenue – \$1,428, based on a full value assessment of \$60,500

601 Pennsylvania Avenue – \$2,664, based on a full value assessment of \$112,800

533 Seminary Court – \$387, based on a full value assessment of \$16,400

555 Seminary Court – \$411, based on a full value assessment of \$17,400

557 Seminary Court – \$2,601, based on a full value assessment of \$110,200

Total Annual Taxes – \$9,719

TITLE:

The properties are in fee simple and sold free and clear of liens. Baltimore City Deed Book PMB 7649, Page 22, Book LGA 17457, Page 43, Book LGA 17457, Page 37, Book FMC 8315, Page 438.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A \$25,000, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 11:00 a.m. on Friday, December 5, 2025 (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders – A \$25,000, payable by cashier's check or wire transfer, 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. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 11:00 a.m. on Friday, December 5, 2025. Please visit this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/507-511-601-pennsylvania-avenue-553-557-seminary-court/>

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, 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. The property will be sold in "AS IS, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, if any, and subject to existing leases and the rights of the tenants in possession of all or part of the premises. 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 and shall become part of the contract price.

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

<https://ajbillig.com/auction/507-511-601-pennsylvania-avenue-553-557-seminary-court/>

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

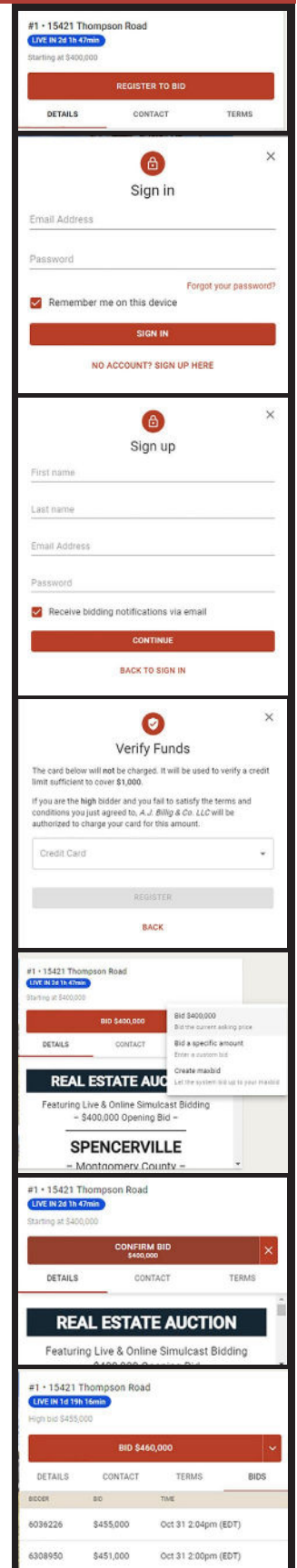
REGISTERING TO BID

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

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 28 1h 47min
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)