AJ BILLIG
REAL ESTATE • AUCTIONEERS

410-296-8440
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REAL ESTATE AUCTION

Live Onsite & Online Simulcast Bidding
– Opening Bid: $100,000 –

FRANKLIN SQUARE

END-OF-GROUP STOREFRONT BUILDING

3,660 Sq. Ft. GBA • Zoned C-2 • Enterprise Zone
Arranged for Storefront & Apartment

Known As:

1500 W. BALTIMORE STREET

Corner N. Stricker Street
Baltimore City, Maryland 21223

Online Bidding Opens
MONDAY, NOVEMBER 10, 2025

Live Onsite Auction
WEDNESDAY, NOVEMBER 12, 2025
AT 12:00 NOON

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:

1500 W. Baltimore Street is a three-story end-of-group storefront building prominently located at the corner of W. Baltimore Street and N. Stricker Street in the Franklin Square neighborhood of southwest Baltimore City. The property contains 3,660 ± square feet of gross building area and is zoned C-2, permitting a wide variety of commercial and residential uses. The building was formerly arranged for a storefront business on the first floor and apartment space on the upper levels. With excellent visibility, corner exposure, and proximity to major employment centers, the property presents an excellent opportunity for investors, business owners, or live-work users seeking a renovation or adaptive-redevelopment project in an area experiencing ongoing revitalization.

LOCATION:

1500 W. Baltimore Street is located in the Franklin Square neighborhood of southwest Baltimore City, positioned just west of Downtown. Surrounding neighborhoods include Poppleton, Harlem Park, and Penrose/Fayette Street Outreach. Situated along W. Baltimore Street, one of the city's main east–west corridors, the property benefits from excellent visibility and strong daily vehicle and foot traffic. The corridor features a mix of storefronts, restaurants, small offices, and residential properties and benefits from close proximity to major employers, including the University of Maryland Medical Center, Grace Medical Center, and the University of Maryland BioPark. The location also provides convenient access to Lexington Market, Hollins Market, the B&O Railroad Museum, Camden Yards, and M&T Bank Stadium, placing it within reach of many of Baltimore's most recognizable landmarks.

The surrounding area has experienced a steady resurgence in recent years, with rehabilitation projects, new residential construction, and commercial investment extending throughout the immediate area. The Hollins Market renovation, expansion of the UM BioPark, and the Southwest Partnership's redevelopment initiatives continue to spur investment in the area. With easy access to Downtown Baltimore, I-395, I-95, and US-40, Franklin Square offers both accessibility and opportunity in an area that continues to experience significant reinvestment and revitalization.

For more information about the area, please visit:
Franklin Square – https://livebaltimore.com/neighborhoods/franklin-square/
Southwest Partnership – https://swpbal.org/
CityView Map – https://cityview.baltimorecity.gov/cityview21/
CoDeMap – https://cels.baltimorehousing.org/codemapv2ext/

SITE:

Lot size: 0.0380-acre, more or less, according to public tax records

Fronts 18′ on W. Baltimore Street and 89′ on N. Stricker Street.

Please see this auction's web page to view the Block Plats, CELS Map, and CityView Map:
https://ajbillig.com/auction/1500-w-baltimore-street/

ZONING:

Zoned C-2, commercial.

The property is within an Enterprise Zone, offering an array of incentives for business owners and developers. For more information click the link below:

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

IMPROVEMENTS:

Three story end-of-group brick storefront building – constructed in 1920, containing 3,660 square feet of gross building area, according to public tax records. The property was formerly arranged for an ice cream parlor on the first floor and apartment on the upper levels. Exterior features include brick construction, a steel fire escape, wood double hung windows, multiple exterior entrances and flat built-up roof.

The property is arranged as follows:

First Floor –

- Bar area – wood flooring, tile flooring behind bar
- Powder room – wood flooring
- Powder room – wood flooring
- Unfinished storefront/storage space

Second floor –

- Kitchenette – tile flooring
- Powder room – wood flooring
- Dining area – wood flooring
- Living area – wood flooring w/wood burning fireplace

Third Floor –

- Bedroom – LVP flooring
- Unfinished middle floor area – potential for bedroom w/bath

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Current annual real property taxes are $1,194.16 based on a full value tax assessment of $50,600.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A deposit of $20,000, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's office (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 deposit of $20,000 or 10%, whichever is greater, payable by cashier's check or wire transfer, is required of the purchaser by 4 P.M. on the day of the auction. No exceptions.

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, ground rent and 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 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, sample contract, and auction registration:
https://ajbillig.com/auction/1500-w-baltimore-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 <u>for the difference</u> 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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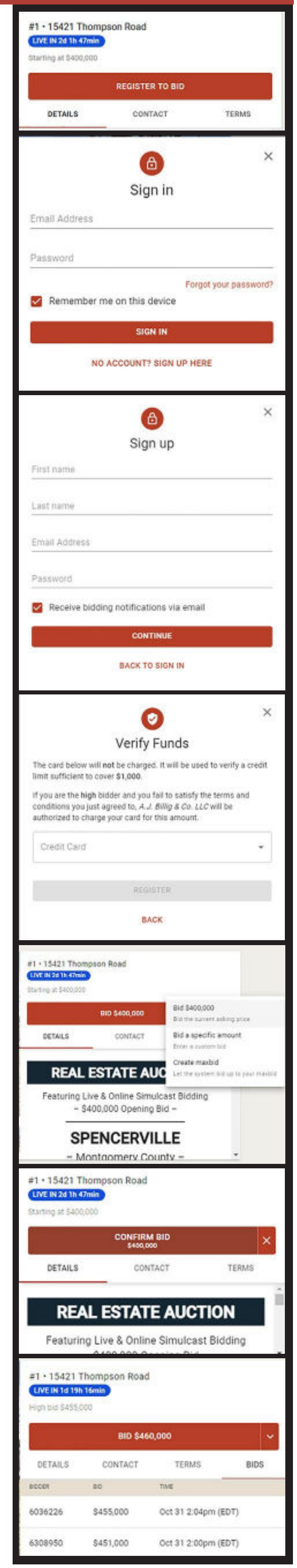
INSTRUCTIONS FOR ONLINE AUCTIONS



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.