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BUY IT NOW

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

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 property's web page to view the Block Plats, CELS Map, and CityView Map:

<https://qjbillig.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.

A deposit of \$20,000 or 10%, whichever is greater, payable by cashier's check or wire transfer, is required of the purchaser. 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 property's web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/1500-w-baltimore-street/>

