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Commercial Real Estate

Former family business HQ near Mt. Vernon heads to auction



The two-story building sits at 1107 Maryland Ave. near the University of Baltimore.

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Story Highlights

- The Odorite Building in Midtown-Belvedere will be auctioned Dec. 8-10.
- Bidding opens at \$500,000 with a \$100,000 deposit required.
- The 22,798-square-foot building allows commercial or residential development.

A vacant two-story office building in Midtown-Belvedere is set to hit the auction block in the coming week.

Known as the Odorite Building, the structure at 1107 Maryland Ave. just north of Mt. Vernon served as headquarters for the cleaning supply firm for about 15 years before the business was sold in 2023. The family-owned Odorite had its headquarters in the area for more than 70 years before that deal. The former office will head to auction on Dec. 8 in a voluntary owner's sale that will kick off online, with final bidding set for 2 p.m. on Dec. 10 at the site.

The seller is Odorite Co. of Baltimore Inc., state records show. A \$100,000 deposit is required, and bidding will open at \$500,000 with a 6% buyer's premium added to the final price. North Baltimore's A.J. Billig Real Estate Auctioneers is handling the auction in a partnership with MacKenzie Commercial Real Estate.

The 22,798-square-foot, red-brick building has large windows, a wide showroom floor, a loading dock and drive-in bays near a small parking lot. The Odorite

Building will be open for inspection at 1 p.m. on the on-site auction day, or by appointment through Billig.

The property is in a state-designated Enterprise Zone, opening up property and state income tax credits. It is zoned OR-2, which allows office use with the potential for residential development.

Possible uses for the Odorite Building include as a business headquarters or a redevelopment opportunity for commercial, residential or mixed use projects, the auction listing states.

Odorite occupied the Maryland Avenue site for about 15 years until 2023, when the company was sold to West Baltimore-based Viking Chemical Co., which absorbed the business. Odorite's previous headquarters was [located at 25-31 W. Mount Royal Ave.](#) in a structure built in 1915. That building was razed to make way for a modern student center for the University of Baltimore [after much debate](#) in 2004.

Odorite had a long history as a family-owned business until its sale. Founded in 1947, the company offered cleaning and janitorial services and products to businesses, stadiums, health care facilities, churches and homes throughout the region, according to its website.