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## FELLS POINT

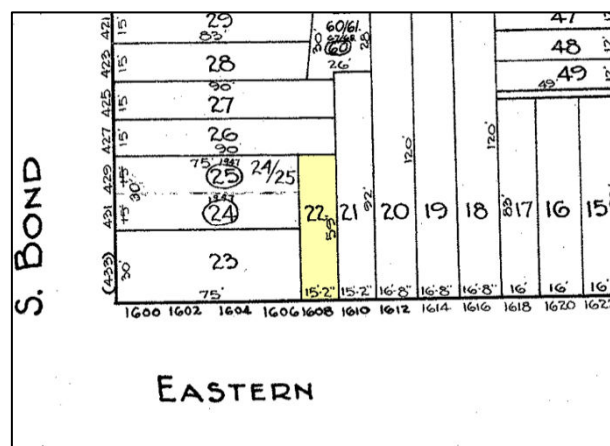
### MIXED-USE BUILDING

- Office Space & 1 Bedroom with Den Apartment –
- ~ C-1, Commercial Zoning ~

Known As  
**1608 EASTERN AVENUE**

Near S. Broadway  
Baltimore City, MD 21231

**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:

Move-in ready office space with a two-story apartment. Located in Baltimore's Fells Point community, the property is well-situated in a highly desirable area close to the Johns Hopkins Hospital, Little Italy, Harbor East, Harbor Point and expansive options for shopping, dining and entertainment. Large scale development is going on nearby, a testament to the continuously improving area. The prime location, move-in ready condition, and broad tenant base make this an exceptional opportunity for an investor or user seeking a smooth acquisition with a strong future cash-flow potential.

### LOCATION:

1608 Eastern Avenue is located in the historic Fells Point neighborhood of southeast Baltimore City. Surrounding neighborhoods include Little Italy, Harbor East, Harbor Point, Upper Fells Point, Perkins and Canton. Located on Eastern Avenue, the building has high exposure to both foot traffic and vehicle traffic with 18,000 annual average daily traffic count, according to the MDOT website. The area is appealing for businesses and renters as it is a hub of entertainment, shopping and dining in Baltimore. Well known destinations, including the Broadway Market, National Aquarium in Baltimore, Pier Six Pavilion and Baltimore Waterfront Promenade are all within a few blocks. Optimal retail shopping options are in Fells Point and immediately surrounding neighborhoods, including both well-curated local purveyors and national retail brands. Major employers include Johns Hopkins, Constellation, Morgan Stanley, T. Rowe Price and many others. Broadway, Eastern Avenue, President Street and US-40, all within a few blocks, providing exceptional access to major commuter routes throughout the area.

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/>

**SITE:**

Lot size: 15'2" x 59'

All public utilities

**ZONING:**

The property is zoned C-1, approved for office and one dwelling unit

Zoning allows for a variety of residential, office and other uses

For more information about zoning, please visit:

Department of Planning – <https://planning.baltimorecity.gov/>

**IMPROVEMENTS:**

Two story mixed use building, constructed in 1920, containing 1,803 square feet of living area, no basement, according to public tax records. The first floor of the building is arranged as a reception area in the front, open area arranged for co-working spaces, private office space, kitchenette, and powder room. Two story apartment, accessed through a sally-port, arranged as living room, kitchen, one bedroom, den/office area, and full bathroom (with in-unit washer/dryer). Separate electric meters.

**Office and apartment are occupied by the seller and will be delivered vacant at closing.**

For more information, please see this property's web page: <https://ajbillig.com/auction/1608-eastern-avenue/>

**TITLE:**

Subject to a \$22.50 annual ground rent payable in semi-annual installments on 1/1 and 7/1 (unregistered). Baltimore City Deed Book Liber MB 20726, folio 248

**TAXES:**

Published annual real estate taxes are \$7,563.02 based on a full value assessment of \$320,467

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A \$30,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), payable by cashier's check, will be required of the purchaser. 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, ground 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 settlement 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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/1608-eastern-avenue/>