

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440

ajbillig.com



REAL ESTATE AUCTION

Live Onsite & Online Simulcast Bidding
Opening Bid: \$400,000

FEDERAL HILL

MIXED-USE CORNER BUILDING

– Storefront & 3 Apartments –

Known As:

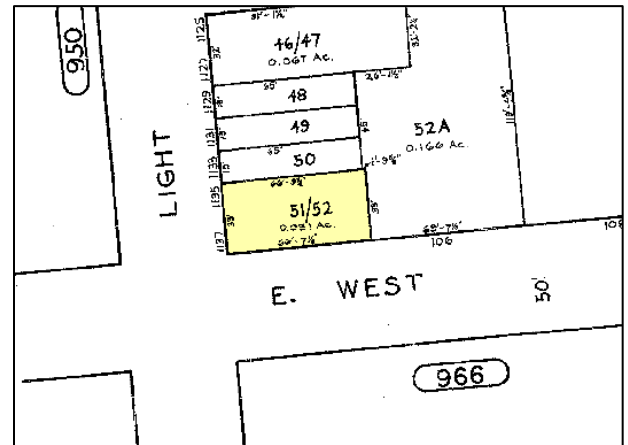
1135-1137 LIGHT STREET

Corner E. West Street
Baltimore City, Maryland 21230

VALUE-ADD OPPORTUNITY

Online Bidding Opens
WEDNESDAY, APRIL 8, 2026

Live Onsite Auction
**THURSDAY, APRIL 9, 2026
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:

1135-1137 Light Street comprises a three story end-of-group storefront building located in the Federal Hill area of South Baltimore. The building was the long time home of an optometrist, operating on the first floor and basement, with the upper levels having been used as three apartment units for the past 30+ years. The high exposure site features approximately 10,000 cars per day AADT, in addition to a high volume of pedestrian, bike and scooter traffic. The auction provides an opportunity to purchase a value-add asset with ample income potential in one of Baltimore's most famous neighborhoods.

LOCATION:

The property is located at the intersection of Light Street and E. West Street at the edge of the Federal Hill and Riverside neighborhoods in South Baltimore. World famous Cross Street Market is located one block north. The area is an historic community with recognizable Federal-style architecture and a robust entertainment district. The neighborhood is well known to Baltimore residents of and visitors alike, sitting in close proximity to Downtown, Oriole Park at Camden Yards, M&T Bank Stadium, the Inner Harbor and much more. Federal Hill Park, Rash Field, Riverside Park and the Baltimore Waterfront Promenade are all nearby.

LOCATION (continued):

The property sits at a signalized intersection in Federal Hill's "Main Street" district. An abundant number of restaurants, retail storefronts and community businesses are all in the immediate area. According to MDOT transportation statistics, 9,475 cars per day (AADT) pass the site. The Light Street corridor is also frequented by a significant number of cyclists, scooter riders and pedestrians. Light Street is a major artery in the area, and other major commuter routes are in close proximity, including I-95, I-395, MD-295, Hanover Street (MD-2) and Charles Street. Public transportation, including metro bus service, university shuttle service, light rail and MARC train service are all within the neighborhood.

For more information about the area, please visit:

Live Baltimore – <https://livebaltimore.com/>

Federal Hill Main Street – <https://fedhill.org/>

CoDeMap – <https://cels.baltimorehousing.org/codemapv2ext/>

CityView Map – <https://cityview.baltimorecity.gov/cityview21/>

SITE:

Lot size: 0.051 acre, more or less, according to public tax records

The lot fronts 33' on Light Street with depths of approximately 66.75'

Please see this auction's web page to view the Plat and Satellite/GIS Map:

<https://ajbillig.com/auction/1135-1137-light-street/>

ZONING:

C-1 – According to the Baltimore City Zoning District Summary, the C-1 district, "Commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood. Ensures compatibility between neighboring residential and commercial uses."

See deed for use restrictions.

For more information about zoning, please visit:

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

Please see this auction's web page to view the Zoning Map: <https://ajbillig.com/auction/1135-1137-light-street/>

IMPROVEMENTS & UNIT DESCRIPTIONS:

Three story brick end-of-group storefront building – constructed in 1920 and containing 5,949 square feet of gross building area, according to public tax records. The building is arranged as a commercial storefront on the first floor with dry storage and mechanicals in the basement. The second and third floors are arranged as three dwelling units. Flat membrane roof (2019). Mixed windows. The commercial space was owner occupied by an optometrist, who was one of only two occupants of the building since World War II.

Storefront – Retail storefront arranged for a retail showroom area, two private offices, utility area, two powder rooms. Interior finishes are subfloor, drop ceiling and drywall. Gas forced air heat and CAC (2019). Gas fired hot water boiler (services first and second floors). Currently vacant with good owner-occupant or rental potential.

Three apartments, separately metered, with individual Daikin mini-split heating and AC units and gas hot water heaters for each unit. Unit mix is one 2-BR apartment and two 1-BR apartments. Mixed interior finishes. Units present a value-add opportunity. Current monthly rent of \$3,900, or \$46,800 per year.

See financial information section below for rent roll, lead certificates, leases and additional information.

TITLE:

The property is in fee simple and sold free and clear of liens. Deed Liber 28547, folio 322.

TAXES:

Current annual real property taxes are a total of \$5,663.22 based on a full value tax assessment of \$239,967.

FINANCIAL INFORMATION & LEASES:

Please see this auction's web page and complete the Waiver and Confidentiality Agreement to receive copies of rent roll, leases, and other due diligence information: <https://ajbillig.com/auction/1135-1137-light-street/>

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A deposit of \$50,000, payable by cashier's check, will be required of the purchaser at time and place of sale.

Online Auction Bidders – A deposit of \$50,000, payable by cashier's check or wire, 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. Please see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/1135-1137-light-street/>

The deposit shall be increased to 10% of the purchase price by 11:00 A.M., Friday, April 10, 2026 at the Auctioneer's office (wire or cashier's check). Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place by 5 P.M. Eastern Time on May 29, 2026. 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, 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. Security deposit(s), if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing lease(s) of the tenant(s) in place, 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 agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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 6% buyer's premium will be added to the final bid price.

Sale Conducted in Collaboration With:
Jason Pinson of Revol Real Estate Brokerage

Please visit this auction's web page for more photos, sample contract, and auction registration:
<https://ajbillig.com/auction/1135-1137-light-street/>



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.

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.

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 \$400,000
Bid the current asking price
Bid a specific amount
Enter a custom bid

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
- \$400,000 Opening Bid -

#1 - 15421 Thompson Road
LIVE IN 1d 1h 1min
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)