

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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REAL ESTATE AUCTION

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

DOWNTOWN AREA
— JONESTOWN —

ADJOINING WAREHOUSE BUILDINGS

16,305 Sq. Ft. GBA • 0.281± Acre
Zoned C-1 • Fenced Parking

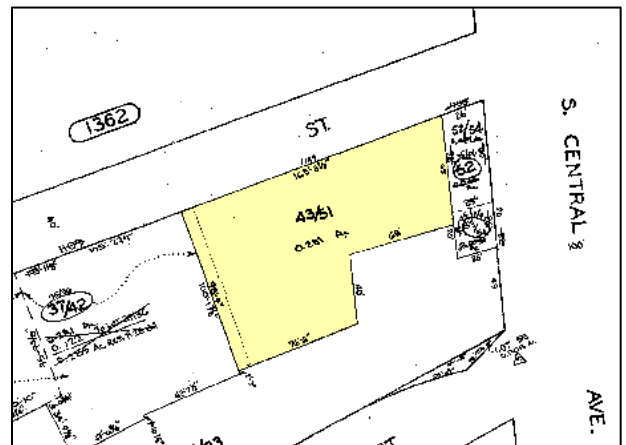
Sale On Premises:

1149 WATSON STREET

Near S. Central Avenue
Baltimore City, Maryland 21202

Online Bidding Opens
MONDAY, APRIL 27, 2026

Live Onsite Auction Begins
WEDNESDAY, APRIL 29, 2026
AT 12:00 P.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:

1149 Watson Street, the former KoldKiss Snowball manufacturing facility, offers over 16,000 square feet of warehouse space in the heart of Baltimore City. The property features multiple loading bays, a fenced parking apron, and substantial cubic storage capacity. Nearby is a mix of residential, commercial and industrial properties, with increasing mixed-use development driven by Harbor East, Little Italy and the \$1 billion Perkins Homes redevelopment. Fayette Street, Lombard Street, and I-83 are within a half mile, providing convenient access to downtown and other parts of the city. Public transportation is in abundance with multiple bus routes on surrounding streets and the Shot Tower metro station within a quarter mile.

The auction presents an opportunity to acquire a warehouse property in a rapidly evolving and high demand area. The building can be redeveloped or utilized in its current configuration.

LOCATION:

The building is centrally located in the Jonestown neighborhood of Baltimore City, near the locally famous Corned Beef Row and the Jewish Museum of Maryland. Nearby is Harbor East, Little Italy, and downtown Baltimore. The surrounding area has experienced significant investment in recent years with multiple large-scale development projects underway. The Inner Harbor Promenade and the planned redevelopment for Harborplace is nearby as well. In the surrounding neighborhoods, there are a variety of award winning restaurants, bars and retail shops.

LOCATION (continued):

Convenient access to major city thoroughfares and regional highways provides efficient connectivity throughout Baltimore and the surrounding metropolitan area, making the property well positioned for logistics, warehousing, or distribution uses. The Seagirt Marine Terminal (approximately 5 miles) and BWI Airport (approximately 10 miles) provide additional advantages for supply-chain and transportation operations.

Nearby commercial districts and businesses create a strong local customer base, making the property particularly attractive for last-mile distribution, storage, or service-oriented uses.

For more information about the area, please visit:

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

Baltimore CityView Map –

<https://experience.arcgis.com/experience/065cf51484e045a09647a05299e4eb20/page/CityView>

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

SITE:

Lot size – 0.281 acre, more or less, according to public plat and tax records

Approximately 139' of frontage on Watson Street.

The lot features three curb cuts and two roll up doors as well as a larger curb cut with front facing drive-in dock loading.

Gated asphalt parking apron – 37' x 57', for approximately 12 vehicles

All public utilities. Three phase electrical service.

ZONING:

C-1, Commercial Zoning, previously used as a food processing facility.

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood.

More information can be found at the Baltimore City Zoning Page:

Zoning Code – <https://www.baltimorecity.gov/planning/zoning-code>

IMPROVEMENTS:

Masonry warehouse buildings – constructed in 1920, containing 16,305 square feet of gross building area, according to public tax records. 10,301 square feet of estimated ground floor space. A steel roof was installed in 2006 covering all four warehouse buildings.

The site is comprised of four warehouse buildings. Warehouse One is a large warehouse space with three loading bays and 20' ceilings. Warehouse Two is the main entrance to the buildings and contains second story offices. Warehouse three and four contain two roll up doors and curb cuts and are rented to a month to month tenant for \$1,550.

Warehouse One:

- Gated asphalt parking apron
- Three loading bays
- 40' x 66' with 20' ceilings
- Constructed in 1980

Warehouse Two:

- Main entrance with roll up door and curb cut
- Second floor office space with several offices and two restrooms
- 43' x 53' with 12.5' ceilings
- ramp access to Warehouse One

Warehouse Three:

- Roll up door and curb cut
- 39' x 55' with 8.5' ceilings and second floor storage
- Rented

Warehouse Four:

- Roll up door and curb cut
- 22' x 57' with 9' ceilings and second floor storage
- Rented

Mechanical Information:

Three phase electrical service in place

Several gas and electric powered wall and ceiling heating units

Several electric hot water heaters

Please see this auction's web page to view the Building Layout: <https://ajbillig.com/auction/1149-watson-street/>

TITLE:

\$132.38 of total ground rents with the breakdown below; sold free and clear of all liens.

Four ground rents of:

- \$42.75 ground rent (unregistered)
- \$14.62 ground rent (unregistered)
- \$75.00 ground rent (unregistered)
- \$00.01 ground rent (unregistered)

TAXES:

Current annual real estate taxes are \$11,302.81, based on a full value tax assessment of \$478,933.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$50,000 deposit, 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 with 24 hours at the Auctioneer's office (wire or cashier's check).

Online Auction Bidders – a \$50,000 deposit, 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. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:00 P.M. on the day of auction. Please see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/1149-watson-street/>

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. Interest to be waived if settlement occurs within 30 days from the date of sale. All adjustments, including taxes, 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. 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. Time is of the essence. No buyer's premium.

Please visit this auction's web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/1149-watson-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.

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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.

