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**DOWNTOWN AREA**  
— JONESTOWN —

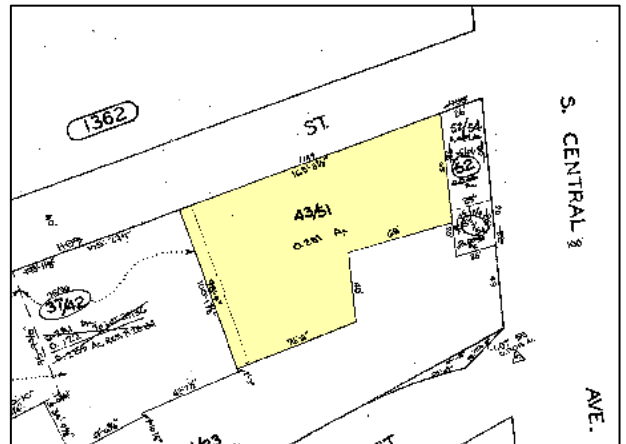
**ADJOINING  
WAREHOUSE BUILDINGS**

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

Known As:

**1149 WATSON STREET**

Near S. Central Avenue  
Baltimore City, Maryland 21202



**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.

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 property'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.*

A \$50,000 deposit, or 10% of the purchase price, whichever is greater, payable by wire transfer or 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. 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 property's web page for more photos and sample contract:

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

