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BUY IT NOW

MOUNT VERNON

– Antique Row –

**THREE STORY
ADJOINING STOREFRONT BUILDINGS**

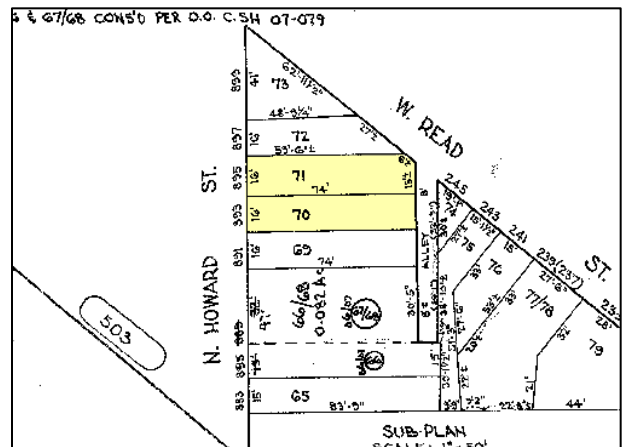
– 5,472 Square Feet GBA –

Known As:

893-895 N. HOWARD STREET

Near W. Read Street

Baltimore City, Maryland 21201



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:

Owner's sale of two adjoining three story brick buildings in the Antique Row area of Mount Vernon in Baltimore. The partially updated property is currently arranged as an entertainment venue, and is suitable for development for retail, multifamily, office or mixed-use. Antique Row is situated in the cultural heart of the City, opposite University of Maryland Midtown Hospital, near MICA, UB, the Baltimore Symphony Orchestra and less than one mile from Penn Station. The auction provides an opportunity to purchase adjoining buildings with significant square footage, favorable zoning and in a location surrounded by Baltimore's primary attractions.

LOCATION:

The property is located along Baltimore's Antique Row in the Mount Vernon Neighborhood. Antique Row comprises the 800 block of North Howard Street and a portion of W. Read Street, and has historically been home to antiques businesses, art galleries and museums. In more recent years, new restaurants, boutiques and other retail operations have begun to make the location home. The overall area has long been known as a hub of culture in Baltimore, with a number of entertainment venues, museums and impressive architecture dotting the Mount Vernon and Midtown-Belvedere Neighborhoods. The Maryland Institute College of Art (MICA), University of Baltimore (UB) and University of Maryland Midtown Campus are among the larger employers nearby. Public transportation is readily available, including Light Rail Service at the doorstep, metro bus service and Penn Station (Amtrak, MARC and Light Rail) within one mile. Access to major commuter routes, including I-83, US-40, I-395 and I-95 is also good.

For more information about the area, please visit:

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

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

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

SITE:

Lot size: 32' x 74', more or less, according to public tax records

The lot fronts 32' on N. Howard Street. The rear of the property is accessible via an alley connecting to W. Read Street.

The property is believed to contain 1 car off-street parking.

All public utilities

ZONING:

C-1 – Commercial – Allowing for a variety of commercial and residential uses

Buyers are encouraged to perform their own due diligence with respect to zoning, including existing approved and prior approved uses, and the process for any approvals that may be sought for alternative uses.

For more information about zoning, please visit: Department of Planning – <https://www.baltimorecity.gov/planning>

Please see this property's web page to view the Zoning map: <https://ajbillig.com/auction/893-895-n-howard-street/>

IMPROVEMENTS & UNIT DESCRIPTIONS:

Two adjoining three story brick buildings – according to public tax records, the buildings were constructed in 1900 and contain a total of 5,472 square feet of gross building area. The property had previously been used as an entertainment space, is partially gutted and has had some renovations over the past few years. Further renovation is required. The building is suitable for retail, office, multifamily or mixed use conversion.

TITLE:

In fee simple; and sold free and clear of liens.

TAXES:

Current annual real property taxes are a total of \$23,640.12 based on a full value tax assessment of \$1,001,700.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$25,000 deposit, or 10% of the purchase price, whichever is greater, payable by cashier's check or wire, 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. All adjustments, including taxes, ground rent and 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. 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. 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, and sample contract:

<https://ajbillig.com/auction/893-895-n-howard-street/>



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