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BUY IT NOW

RIDGELY'S DELIGHT

Opposite University of Maryland, Baltimore

COMMERCIAL BUILDING

- 20,733 Average Daily Traffic Count · Off-Street Parking -
~ C-1, Zoning ~

Known As

713 W. PRATT STREET

Off Martin Luther King Jr. Blvd.
Baltimore City, MD 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:

High exposure commercial building directly across from the University of Maryland, Baltimore, offering exceptional visibility and accessibility. The neighboring property has recently been transformed into a mixed-use development featuring luxury apartments and ground-floor retail, further enhancing the area alongside the nearby hospital campus. The property provides an opportunity to purchase a high exposure commercial building with multiple possible uses in an area that is increasing in density and businesses.

LOCATION:

713 W. Pratt Street is located in the Ridgely's Delight neighborhood in Baltimore City. Ridgely's Delight is an historic neighborhood, characterized by historic architecture and a convenient location to major employment and visitor hubs in Baltimore City. The University of Maryland, Baltimore campus is opposite the property, and is well-known for the University of Maryland Medical Center, R. Adams Cowley Shock Trauma Center, Law School, School of Social Work and much more. Campus staff, students and visitors comprise a very large consumer base for businesses nearby. Oriole Park at Camden Yards is approximately 4 blocks southeast, providing a substantial consumer influx throughout much of the year. The Babe Ruth Birthplace and Museum is along Emory Street, about two blocks away. Additional attractions in the neighborhood include the Baltimore City Convention Center (5 blocks east), CFG Bank Arena (6 blocks northeast) and the Baltimore Inner Harbor (7 blocks east).

The property offers excellent exposure along W. Pratt Street. The annual average daily traffic count is 20,733 along the corridor of W. Pratt Street in front of the property. The building offers excellent opportunities for signage, making use of eastbound traffic, and the north facing wall provides exposure to the University of Maryland buildings situated nearby.

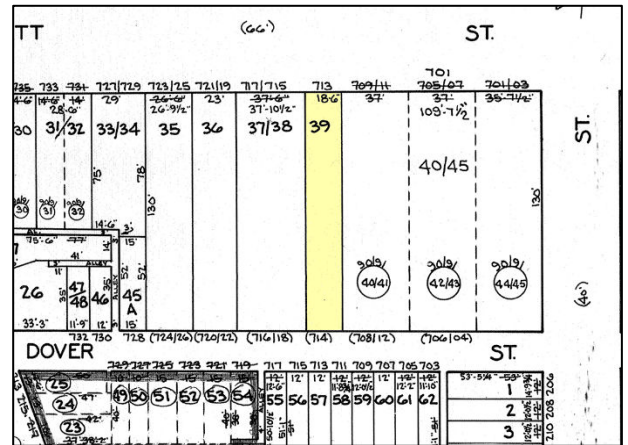
For more information about the area, please visit:

Ridgely's Delight - <https://livebaltimore.com/neighborhoods/ridgelys-delight/>

University of Maryland, Baltimore - <https://www.umaryland.edu/>

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

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



SITE:

Rectangular lot – 18’6” x 130’ , more or less

18’6” frontage on W. Pratt Street, and 18’6” frontage on Dover Street

Off-street parking or storage area comprising approximately 1,400 square feet (4+ car parking stacked)

All public utilities

ZONING:

The property is zoned C-1, commercial, approved use for office space.

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 and one half story brick mixed use building. Building square footage is estimated to be 1,800 square feet of above grade area and 1,000 square feet of basement space. The first floor of the building is arranged as an open large commercial space with an office space and two restrooms. Second floor is arranged as a large room with kitchenette and bathroom. Partially finished basement and unfinished attic space. The building is vacant.

First floor:

Front retail space - vinyl flooring

Rear office space - vinyl flooring, plumbed for kitchenette

Two half bathroom spaces - vinyl flooring

Forced air heat and central air conditioning

Second floor:

Interior and exterior access to second story

Open room - wood flooring

Office area - wood flooring

Kitchenette - wood flooring

Full bathroom - wood flooring

Mini split heating and cooling

Basement:

Partially finished

Office area

Storage/utility room

40 gallon gas water heater

TITLE:

Subject to a \$00.01 annual ground rent (unregistered). Baltimore City Deed Book Liber MB 21677, folio 171.

TAXES:

Published annual real estate taxes are \$4,656.28 based on a full value assessment of \$197,300

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$15,000 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. 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 auction's web page for more information, photos, sample contract:

<https://ajbillig.com/auction/713-w-pratt-street-buy-it-now/>



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