AJ BILLIG
REAL ESTATE • AUCTIONEERS

410-296-8440
ajbillig.com

REAL ESTATE AUCTION

Live Onsite & Online Simulcast Bidding

MOUNT VERNON AREA

ADJOINING MIXED-USE BUILDINGS & SURFACE PARKING LOT

Known As:

224-226 W. READ STREET

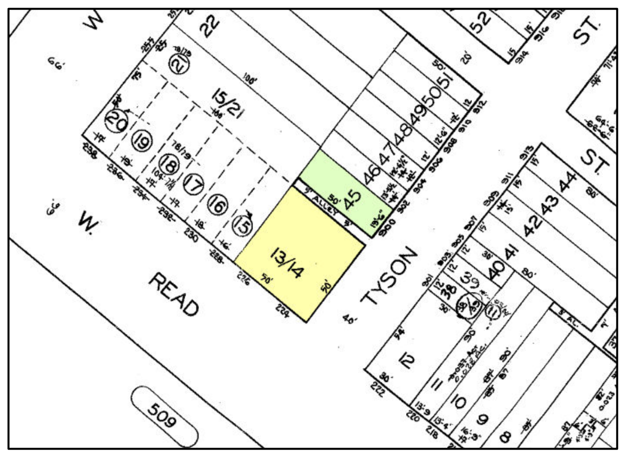
– Opening Bid: $150,000 –

&

900 TYSON STREET

– Opening Bid: $25,000 –

Baltimore City, Maryland 21201



Online Bidding Opens
TUESDAY, AUGUST 25, 2026

Live Onsite Auction
WEDNESDAY, AUGUST 26, 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:

Owner's sale of two adjoining three story brick buildings with parking and a separate parking lot in the Mount Vernon are of Baltimore City. The buildings represent a value add or redevelopment opportunity, suitable for development for retail, multifamily, office or mixed-use. The parking lot is arranged for 5 parking spaces, and may also be suitable for future development. The properties are located in the cultural heart of the City, 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, parking, favorable zoning and in a location surrounded by Baltimore's primary attractions. There will be separate and entirety offerings for both parcels.

LOCATION:

224-226 W. Read Street and 900 Tyson Street sit at the border of the Mount Vernon and Midtown-Belvedere neighborhoods, which are among the city's most culturally rich and architecturally distinguished districts. The property is just steps from Mount Vernon Place, the iconic cruciform park surrounding the Washington Monument, a National Historic Landmark and the visual centerpiece of the neighborhood. World-class institutions are within easy walking distance, including the Peabody Conservatory of the Johns Hopkins University, the Walters Art Museum, the University of Baltimore, the Maryland Center for History and Culture, and the Maryland Institute College of Art. Performing arts venues such as the Joseph Meyerhoff Symphony Hall, Lyric Opera House, and Center Stage add to the area's draw for arts and culture lovers, alongside a dense mix of restaurants, cafes, and nightlife.

LOCATION (continued):

Commuters benefit from outstanding regional access: the Light Rail runs along Howard Street on the western side of Mount Vernon, and the Metro Subway runs beneath Eutaw Street, while Penn Station, served by Amtrak and MARC commuter rail, sits just north in Mid-Town Belvedere, offering direct connections to Washington, D.C., Philadelphia, and New York. The neighborhood also provides quick access to I-83 and the Jones Falls Expressway, which forms its eastern boundary, making regional highway travel straightforward for tenants and customers alike.

The area is seeing renewed investment and momentum, including ongoing public-private restoration of Mount Vernon Place's park spaces and ongoing community planning efforts around the Jones Falls Valley corridor just to the north. As a designated National Historic Landmark District within the Baltimore National Heritage Area, Mount Vernon offers redevelopment buyers a rare combination of architectural pedigree and walkable urban energy. The blend of historic rowhomes, institutional anchors, and a growing residential base creates strong foot traffic and visibility for commercial space. For an investor or owner-user looking to renovate and reposition a building, few Baltimore locations offer this density of cultural capital, transit access, and neighborhood momentum. This is a rare opportunity to plant a flag in one of Baltimore's most enduring and evolving neighborhoods.

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:

224-226 W. Read Street –

- Lot Size: 50' x 50', comprising 2,500 square feet or 0.06 acre, more or less
- 50' front on Read Street
- 5 car parking accessible via Tyson Street (alley)
- All public utilities

900 Tyson Street –

- Lot Size: 50' x 19.5', comprising 975 square feet or 0.02 acre, more or less
- Macadam paved for approximately 5 vehicles
- Accessible via Tyson Street and 5' paper alley
- Public utilities are believed to be in surrounding properties

The lots are divided by a 5' paper alley, which is only utilized at this time by these two properties. Buyers are encouraged to research whether absorption of the alley from the City to combine the lots may be feasible.

Please see this auction's web page to view the Plat and Satellite/GIS Map:
https://ajbillig.com/auction/224-226-w-read-street-and-900-tyson-street/

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 auction's web page to view the Zoning Map:
https://ajbillig.com/auction/224-226-w-read-street-and-900-tyson-street/

IMPROVEMENTS & UNIT DESCRIPTIONS:

Two adjoining two and one-half story brick buildings – according to public tax records, the buildings were constructed in 1900 and contain a total of 2,250 square feet of gross building area. Actual interior square footage believed to be in excess of 3,000 square feet. The property had previously been used for both retail and residential purposes, and is currently in need of renovation. The building is suitable for retail, office, multifamily or mixed-use conversion.

Features include split shingle roof, wood double hung windows, multiple exterior entrances (providing layout flexibility), forced air heat, CAC, LVP and wood floors. Currently arranged as follows: two rooms (retail) with kitchen area and powder room, on the first floor, kitchen/living room, bedroom and full bath, on the second floor; two rooms on the third floor; unfinished basement.

TITLE:

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

TAXES:

224-226 W. Read Street – Current annual real property taxes are a total of $5,117.26 based on a full value tax assessment of $216,833.

900 Tyson Street – Current annual real property taxes are a total of $460.20 based on a full value tax assessment of $19,500.

MANNER OF SALE:

224-226 W. Read Street and 900 Tyson Street will each be offered individually, and the price reserved. The properties will then be offered together as an entirety. It will be at seller's discretion to sell the properties individually or as an entirety.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A $20,000 deposit for 224-226 W. Read Street, $5,000 for 900 Tyson Street or $25,000 for both, 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 10% deposit, payable by cashier's check or wire transfer, is due by 4:00 p.m. on the day of auction. If you are unable to comply with the timeline, please do not bid online.

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 photos, sample contract, and auction registration:
https://ajbillig.com/auction/224-226-w-read-street-and-900-tyson-street/

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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 <u>for the difference</u> 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.

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440

ajbillig.com

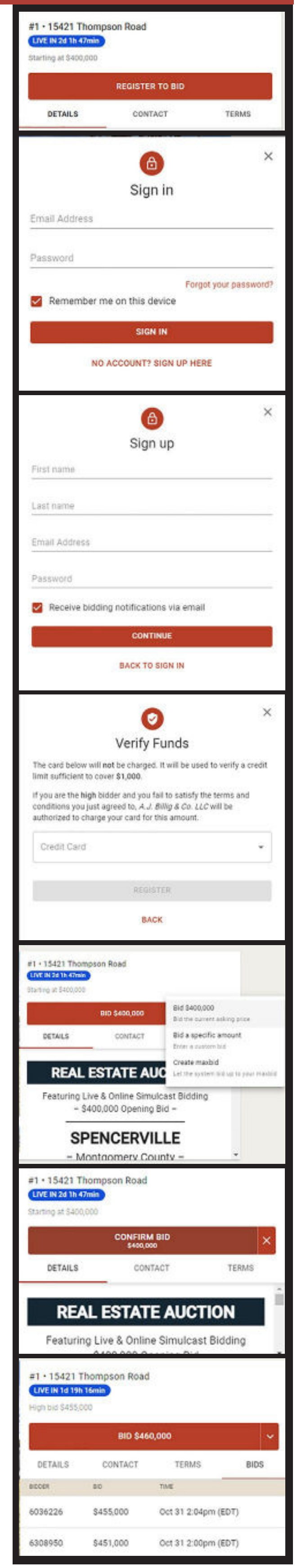
INSTRUCTIONS FOR ONLINE AUCTIONS

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.