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REAL ESTATE AUCTION

Featuring Live Onsite & Simulcast Online Bidding
- Opening Bid: $100,000 -

FELLS POINT

THREE-STORY MIXED-USE BUILDING
6-UNIT CONVERSION OPPORTUNITY

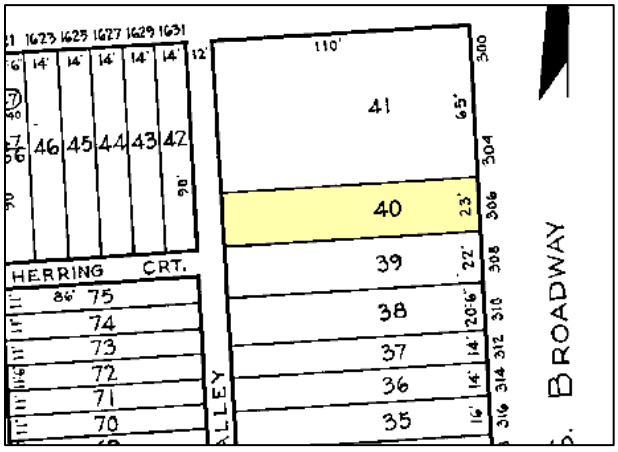
- Zoned C-1 -



Known As

306 S. BROADWAY

Historic Fells Point Location
Baltimore City, MD 21231



Online Bidding Opens
THURSDAY, DECEMBER 17, 2026

Live Onsite Auction
FRIDAY, DECEMBER 18, 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:

An excellent opportunity to purchase a three-story, end-of-group brick mixed-use building on S. Broadway in Baltimore's historic Fells Point neighborhood. The building is vacant and in need of complete rehabilitation, and is well situated for conversion to six apartment units or to a mixed-use property with retail on the first floor and apartments above. A concept plan prepared by NW2 Engineers illustrates a six-unit layout – two 1-bedroom, two 2-bedroom/1-bath and two 2-bedroom/2-bath apartments – along with two parking spaces at the rear of the lot. Located on Broadway, the main corridor linking the Fells Point waterfront with Johns Hopkins Hospital, the property is minutes from the Johns Hopkins medical campus, Harbor East and the shops and restaurants of lower Fells Point. The auction provides investors, developers and owner-occupants an opportunity to acquire a value-add property in one of Baltimore's most walkable and historic neighborhoods.

LOCATION:

Fells Point is one of Baltimore's oldest and best-known waterfront neighborhoods, recognized for its historic brick rowhouses, cobblestone streets, restaurants, shops and nightlife. 306 S. Broadway is located on the west side of S. Broadway between Gough and Bank Streets, along the neighborhood's principal north-south corridor. The area is a "Walker's Paradise," with a Walk Score of 99 for the 300 block of S. Broadway, and is served by numerous MTA CityLink and local bus routes along Broadway, with the Shot Tower Metro Subway station about a 15-minute walk away.

LOCATION (continued):

The Johns Hopkins Hospital and the Johns Hopkins East Baltimore medical campus – including the Sidney Kimmel Comprehensive Cancer Center at 401 N. Broadway – are located less than one mile north along Broadway, providing a deep base of medical students, residents, nurses and staff seeking housing close to campus. Harbor East, with its offices, hotels, dining and retail, lies a short walk to the west, while the Broadway Market, Broadway Square and the Fells Point waterfront are a few blocks south. Patterson Park, Canton and downtown Baltimore are all within easy reach, and I-83 and I-95 provide convenient regional access.

For more information about the area, please visit:
The Johns Hopkins Hospital – https://www.hopkinsmedicine.org/the-johns-hopkins-hospital
Fells Point Historic District (CHAP) – https://chap.baltimorecity.gov/node/4855

SITE:

Lot size: 0.058 acre (2,530 square feet), more or less, according to public tax records

Located on the west side of S. Broadway between Gough and Bank Streets

Approximately 23' of frontage along S. Broadway with an even depth of approximately 110'

Rear yard with alley access through a fenced gate – concept plan provides for two parking spaces

Public water and sewer (utilities not currently connected)

Please see this auction's web page to view the Plat and GIS Map: https://ajbillig.com/auction/306-s-broadway/

ZONING:

Zoned C-1 – Neighborhood Business District (Baltimore City)

The C-1 District "is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood." Dwellings above a non-residential ground floor and live-work dwellings are permitted uses in C-1, and the Baltimore City Zoning Code provides a minimum lot area of 300 square feet per dwelling unit for multi-family, live-work and rowhouse dwellings – supporting the six-unit or mixed-use conversion shown on the concept plan. The property is located within the historic Fells Point area, and exterior alterations may be subject to review by the Baltimore City Commission for Historical and Architectural Preservation (CHAP). Prospective purchasers are encouraged to investigate the availability of historic tax credits for the rehabilitation of the building.

For more information about Baltimore City Zoning, please visit:
Baltimore City Zoning Code – https://codes.baltimorecity.gov/us/md/cities/baltimore/code/32

IMPROVEMENTS:

Three-story, end-of-group brick mixed-use building – according to public tax records was originally constructed in 1920 and contains 4,068 square feet of above grade area. Based on field measurements, the building contains approximately 4,100 square feet, consisting of approximately 1,630 square feet on the first floor, 1,630 square feet on the second floor and 840 square feet on the partial third floor. The building is vacant, utilities are not currently connected, and the improvements are in poor condition requiring substantial rehabilitation.

Features Include:

- First floor – former retail space with storefront frontage along S. Broadway
- Second floor – former residential space with four bedrooms, two bathrooms and kitchen
- Partial third floor – former apartment with two bedrooms, bathroom and kitchen
- Brick/masonry construction with hot water/steam heat
- Rear yard with alley access

The concept plan prepared by NW2 Engineers shows a proposed six-unit layout: two 1-bedroom/1-bath units (average ±612 square feet, including one ADA unit), two 2-bedroom/1-bath units (average ±850 square feet) and two 2-bedroom/2-bath units (average ±1,100 square feet), with two parking spaces. Please see this auction's web page to view the concept plan: https://ajbillig.com/auction/306-s-broadway/

TITLE:

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

TAXES:

Published annual real estate taxes are $5,678.16 based on a full value tax assessment of $240,600.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A $15,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 11:00 A.M. on Monday, December 21, 2026 (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders – A $15,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, is due by 4 p.m. on the day of the auction. If you are unable to comply with the deposit timeline, please do not bid.

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 additional 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, 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, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, and any Baltimore City notices or violations, if any. Purchaser assumes the risk of loss from the date of contract forward. 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% buyers premium will be added to the high bid and becomes part of the contract price.

Please visit this auction's web page for more photos, sample contract, and auction registration:
https://ajbillig.com/auction/306-s-broadway/

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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.

