

FOR SALE | BALTIMORE CLUBHOUSE

404 E BALTIMORE ST., BALTIMORE, MD 21202

100% LEASED



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TD&A
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Property Summary



PROPERTY DESCRIPTION

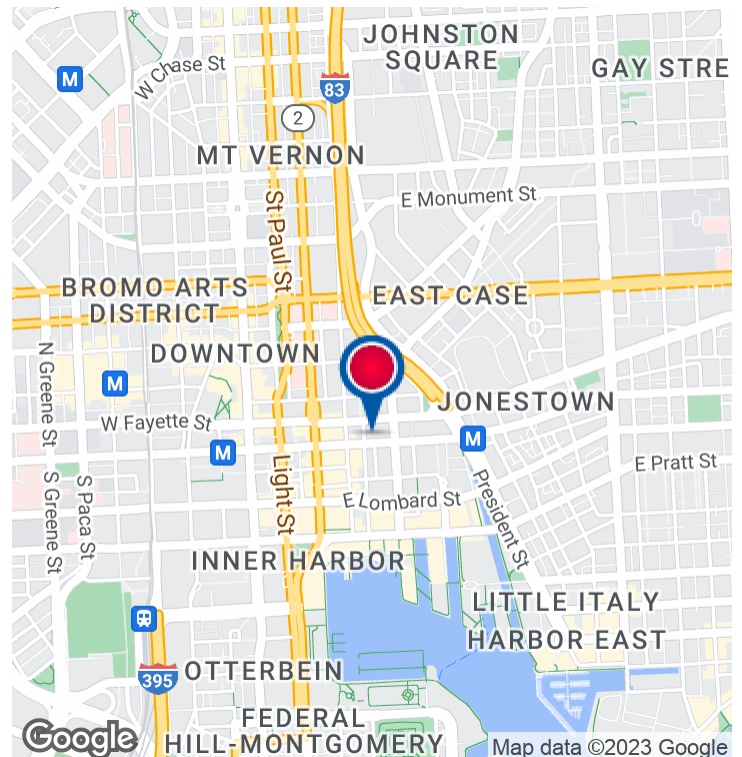
Newly renovated retail building in downtown Baltimore near City Hall. Interior features high ceilings, ADA restroom, new mechanical, electrical and plumbing systems, elevator, and rooftop terrace.

PROPERTY HIGHLIGHTS

- 100% LEASED TO TWO TENANTS
- NEW BASE BUILDING MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS
- ABUNDANT PARKING NEARBY
- EXCELLENT 1031 TAX EXCHANGE PROPERTY

OFFERING SUMMARY

Sale Price:	\$3,950,000
Cap Rate:	6.2%
Leasable Area:	18,800 SF
Year Built:	1900
Renovated:	2019
Zoning:	C5-DC/AU



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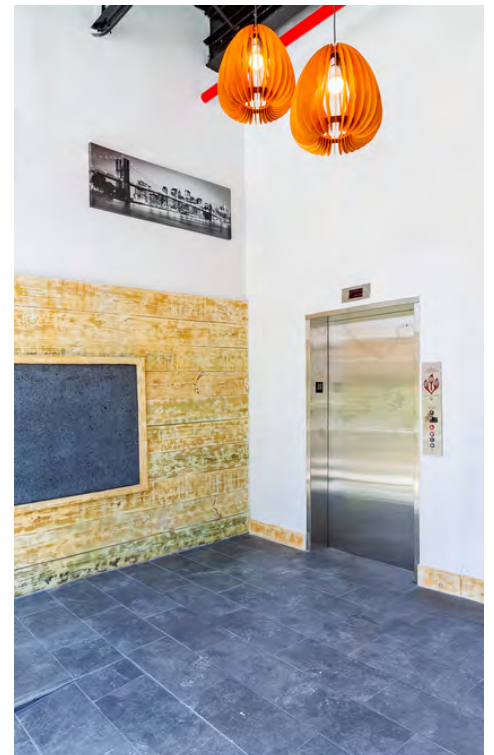
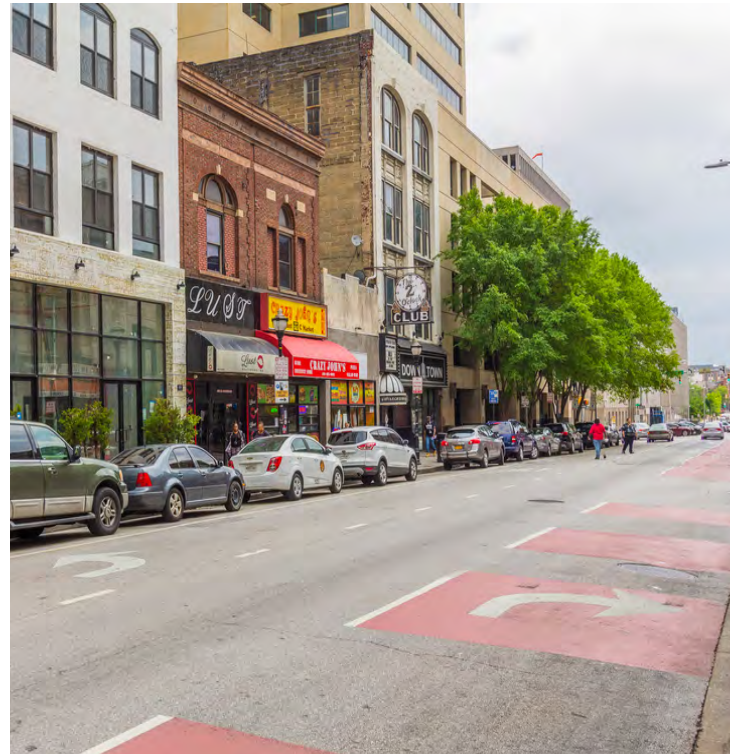
The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

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Additional Photos



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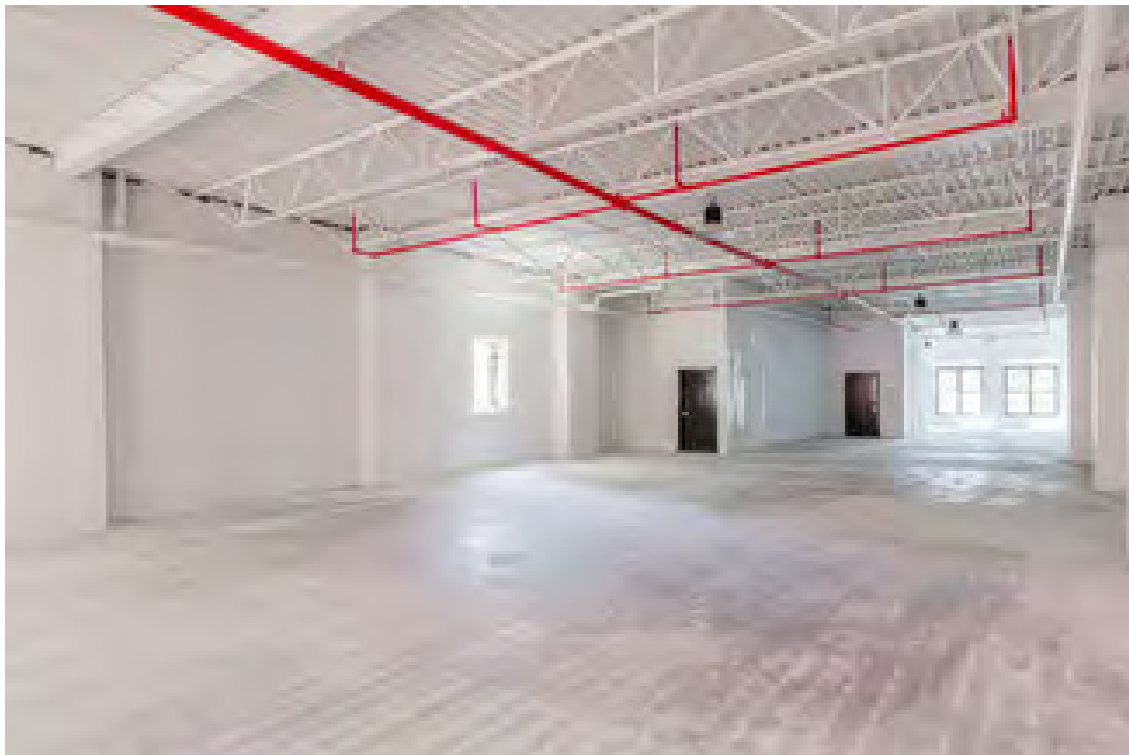
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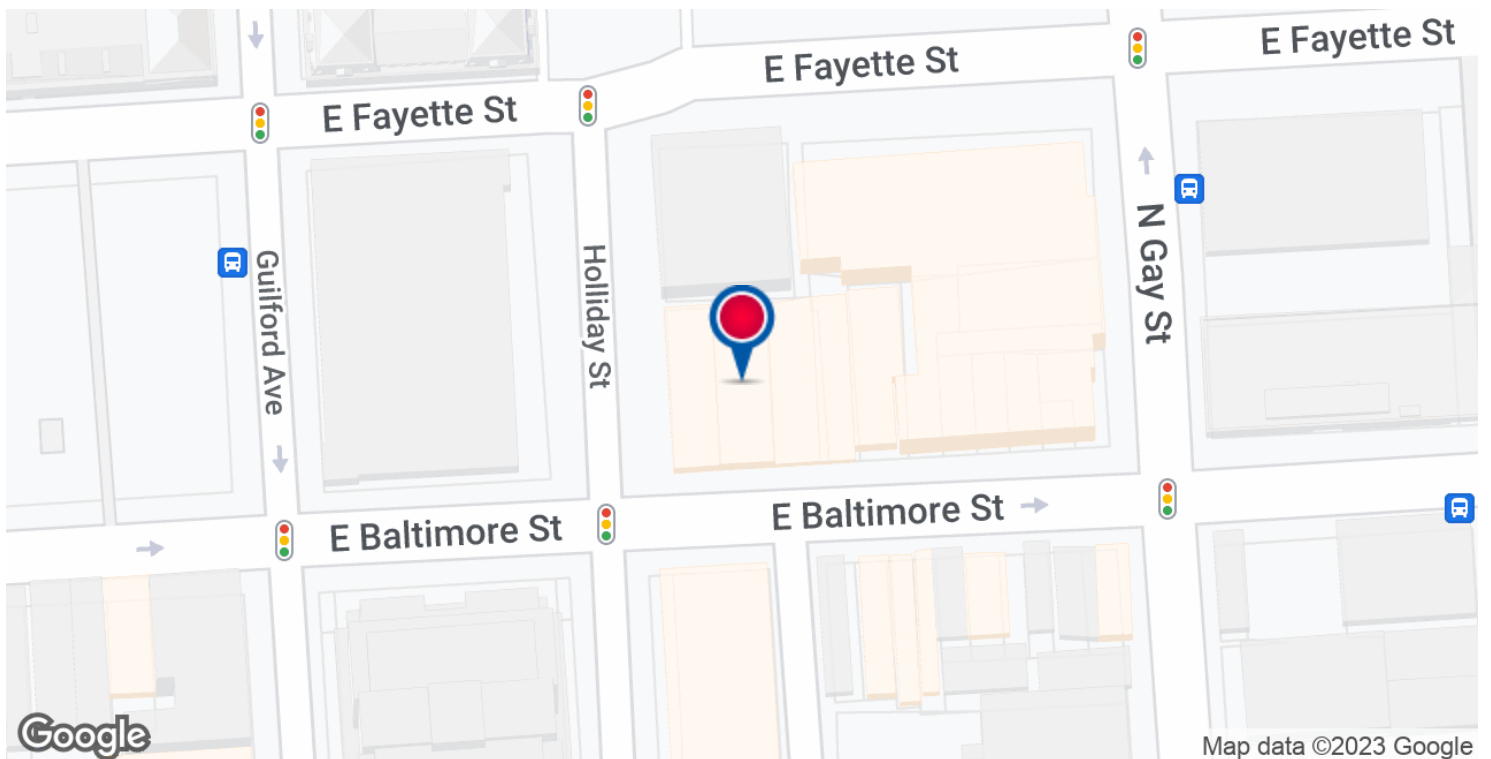
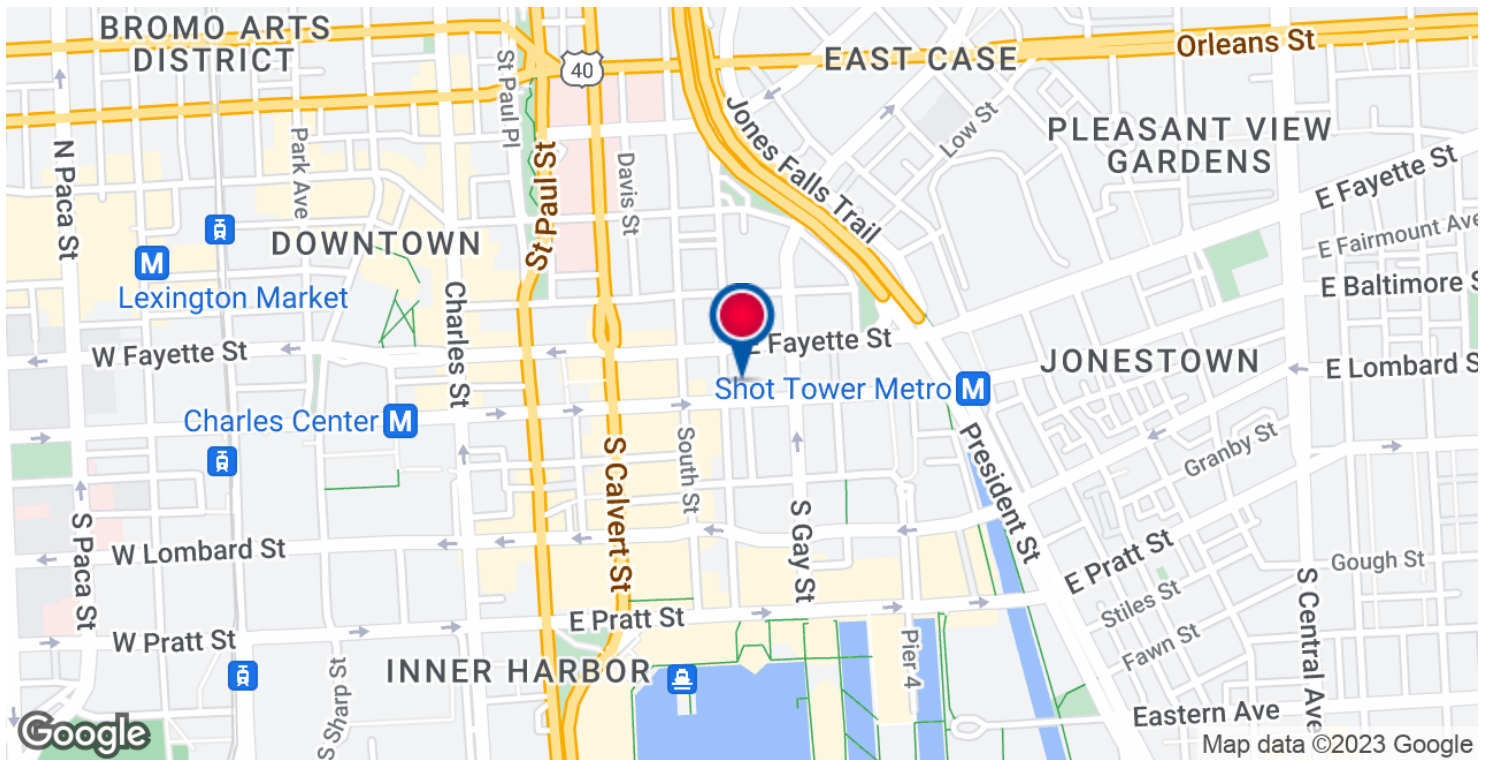
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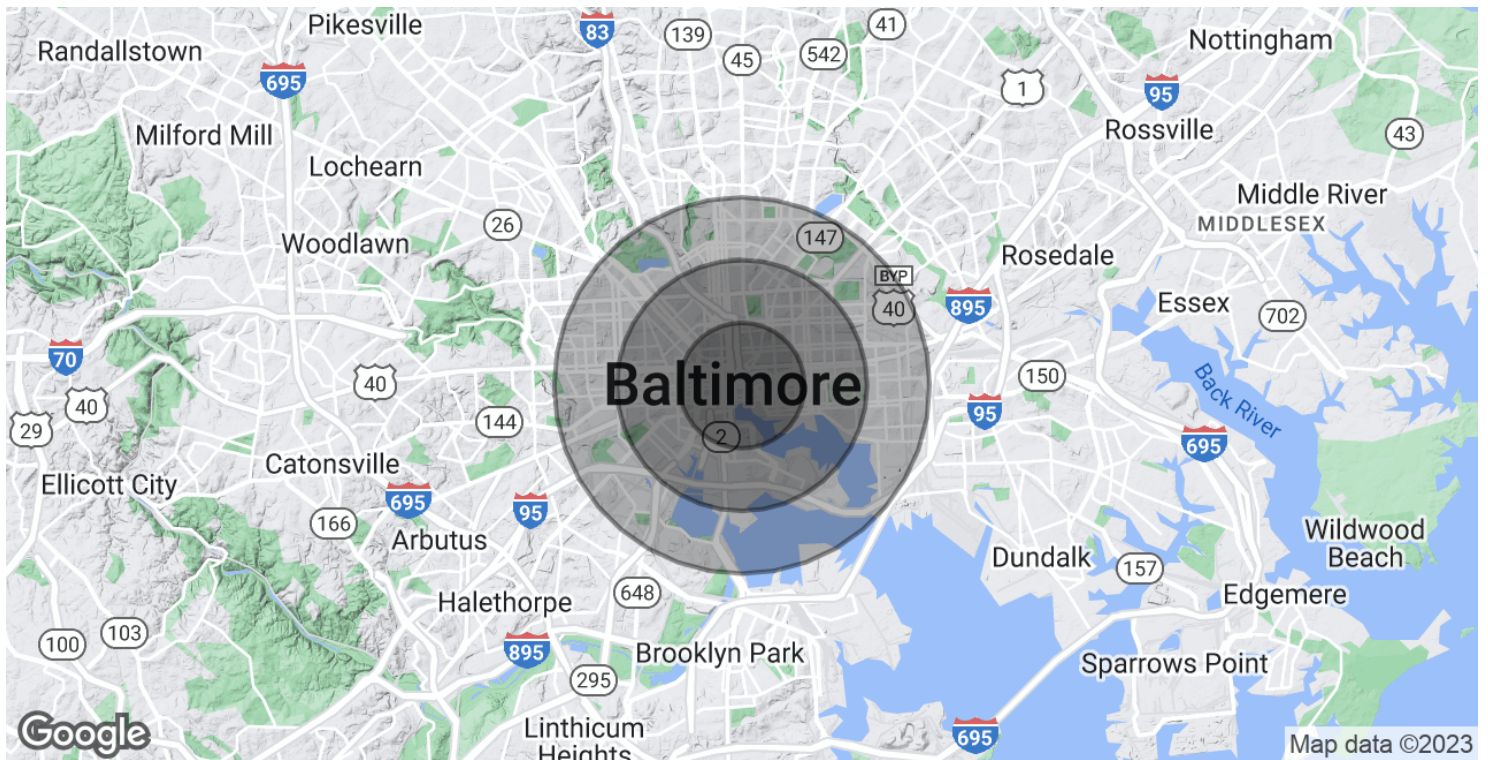
Location Map



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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	37,229	136,454	284,344
Average Age	32.2	32.7	33.3
Average Age (Male)	32.5	32.5	32.3
Average Age (Female)	32.1	32.5	34.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	16,676	58,052	112,786
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$59,029	\$57,520	\$54,449
Average House Value	\$358,606	\$284,532	\$240,009

* Demographic data derived from 2020 ACS - US Census