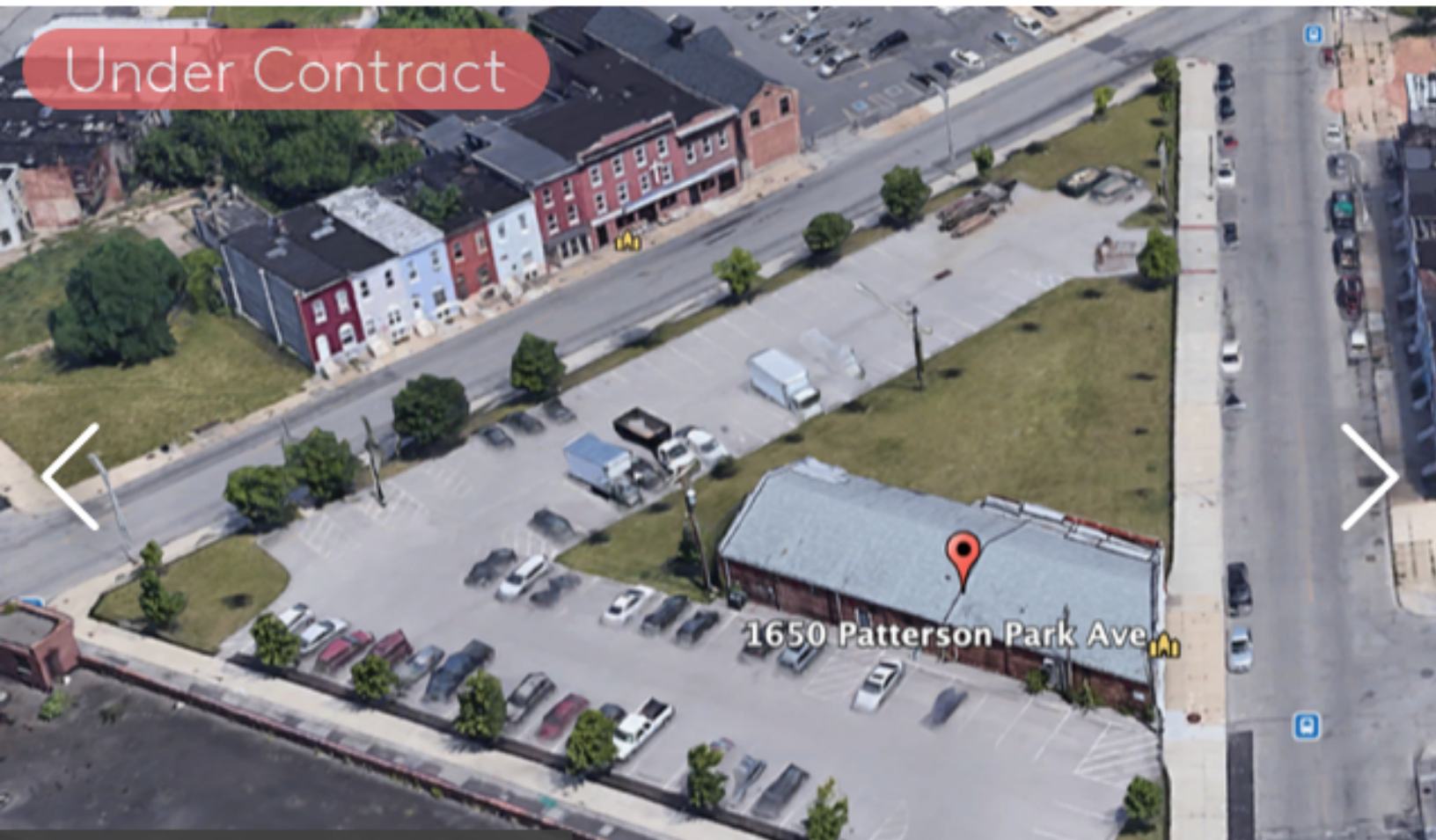


1650 Patterson Park Ave

BALTIMORE, MD

Under Contract



OFFERING MEMORANDUM

KW COMMERCIAL
231 Najoles Rd,
Suite 100
Millersville, MD 21108

PRESENTED BY:

NICHOLAS PISCATELLI
Associate Broker Keller Williams Flagship
O: 410.365.0200
C: 410.365.0200
npiscatelli@gmail.com
MD #57522

Confidentiality & Disclaimer

BALTIMORE, MD

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Millersville, MD in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

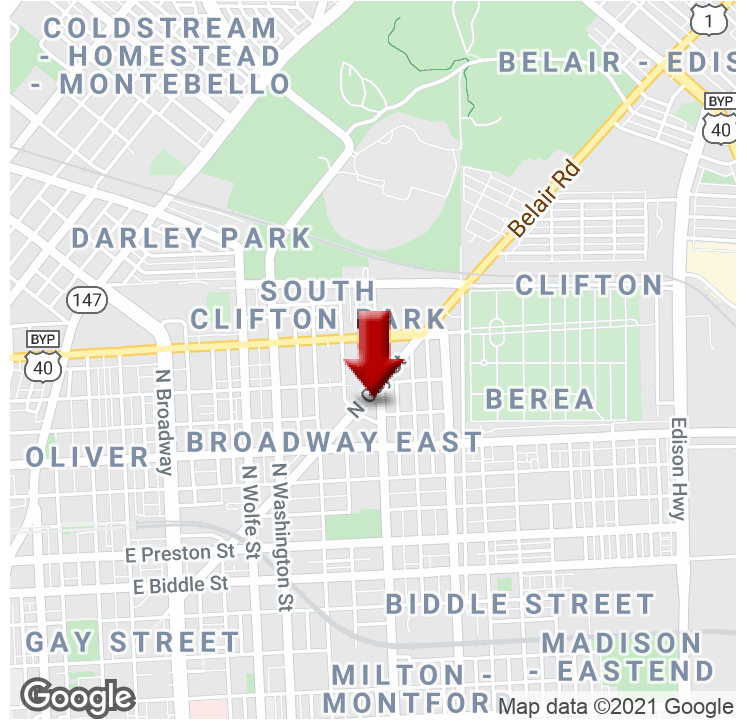
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$295,000
LOT SIZE:	0.096 Acres
BUILDING SIZE:	8,384 SF
ZONING:	OR-1
PRICE / SF:	\$35.19

PROPERTY OVERVIEW

Established church consisting of 8400 sq. ft. with baptismal , full kitchen, mens and ladies changing rooms

PROPERTY HIGHLIGHTS

- Large established church w capacity for 300 people
- Church consist of a full kitchen, mens and women dressing rooms,
- Pasteur office and a baptismal pool
- Main bldg is 8384 Sf
- Nearly 1 Acre parcel
- Large fully fenced corner lot.
- Ample parking for 80+ cars

Property Description



PROPERTY OVERVIEW

Prime corner lot approx. 1 acre, fully fenced containing an established church consisting of 8384 Sq feet

LOCATION OVERVIEW

Prime parcel of property consisting of an established church sitting on nearly 1 acre perfect for additional buildings or redevelopment. Next to the award winning American Brewery redeveloped for the Humanim non profit corporation. Current parking lot lot can accommodate 80+ cars with ample street parking.



Property Details

SALE PRICE**\$295,000****LOCATION INFORMATION**

Building Name	1650 Patterson Park Ave
Street Address	1650 Patterson Park Ave
City, State, Zip	Baltimore, MD 21213
County/Township	Baltimore City
Cross Streets	N Gay St

BUILDING INFORMATION

Building Size	8,384 SF
Price / SF	\$35.19
Load Factor	Yes

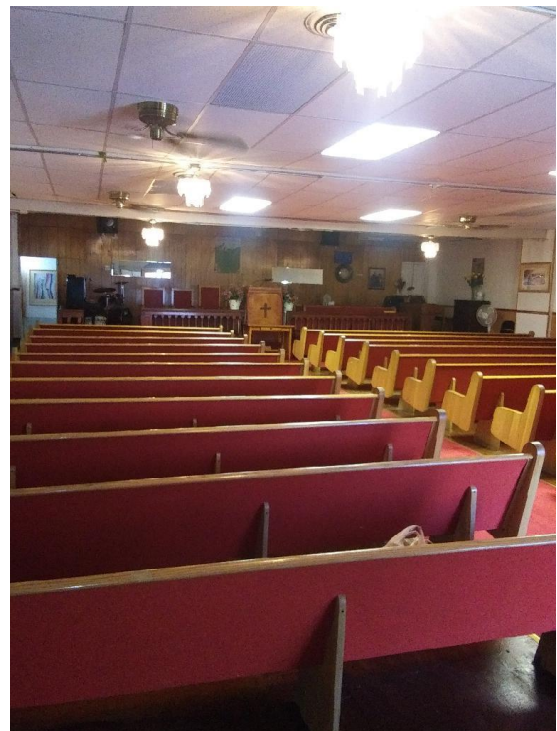
PROPERTY DETAILS

Property Type	Special Purpose
Property Subtype	Religious
Zoning	OR-1
Lot Size	0.096 Acres

Additional Photos



Highway To Heaven Apostolic - Church



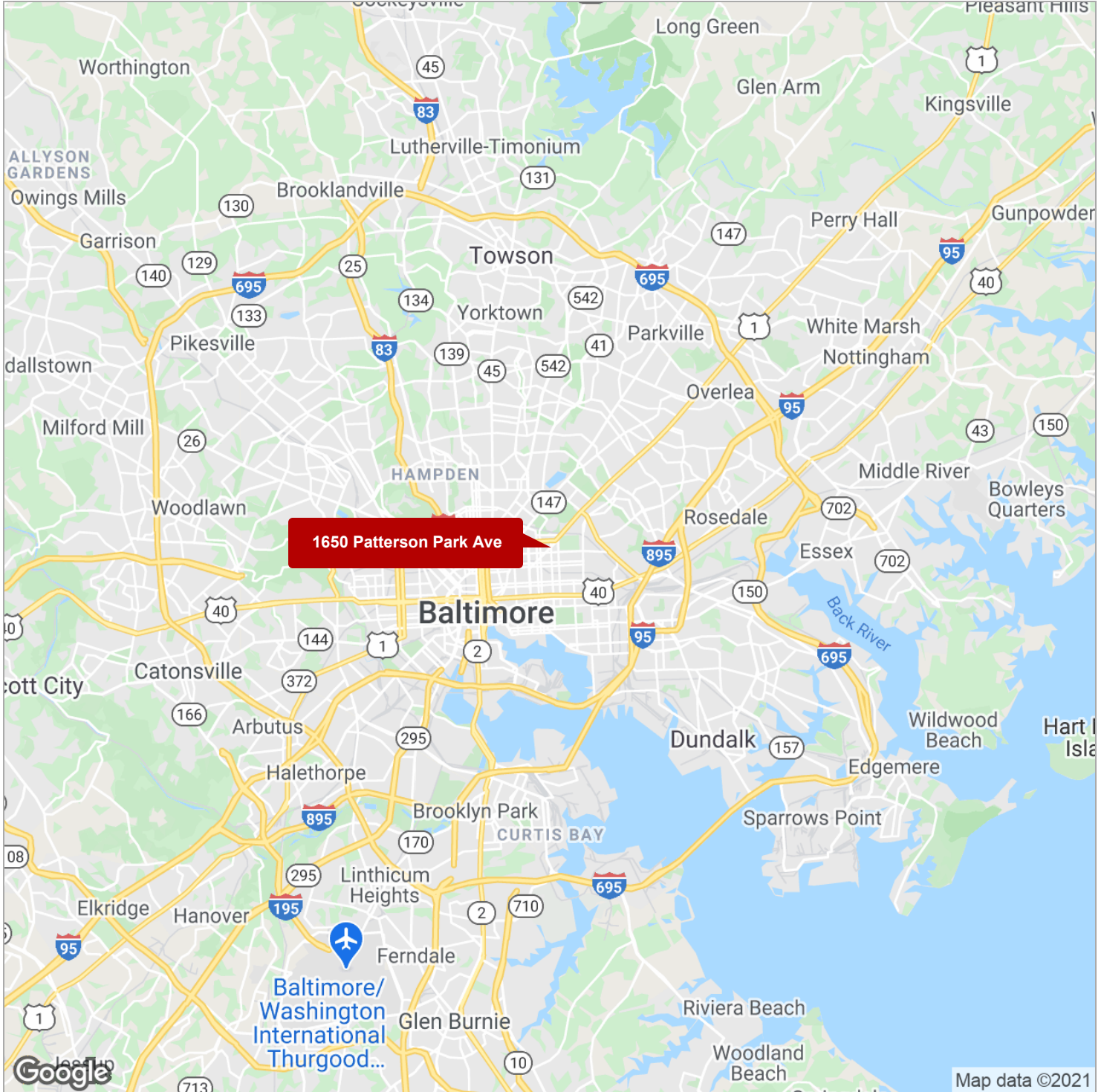
Additional Photos



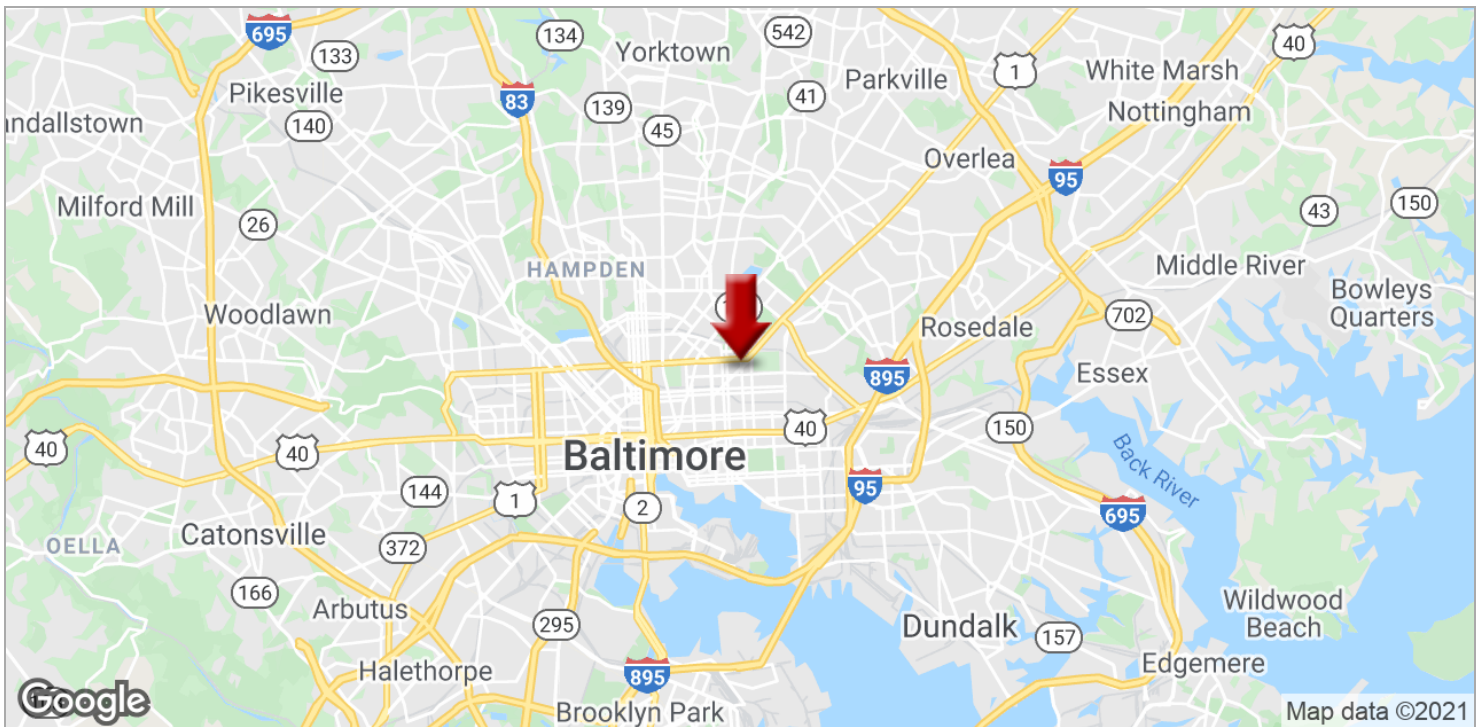
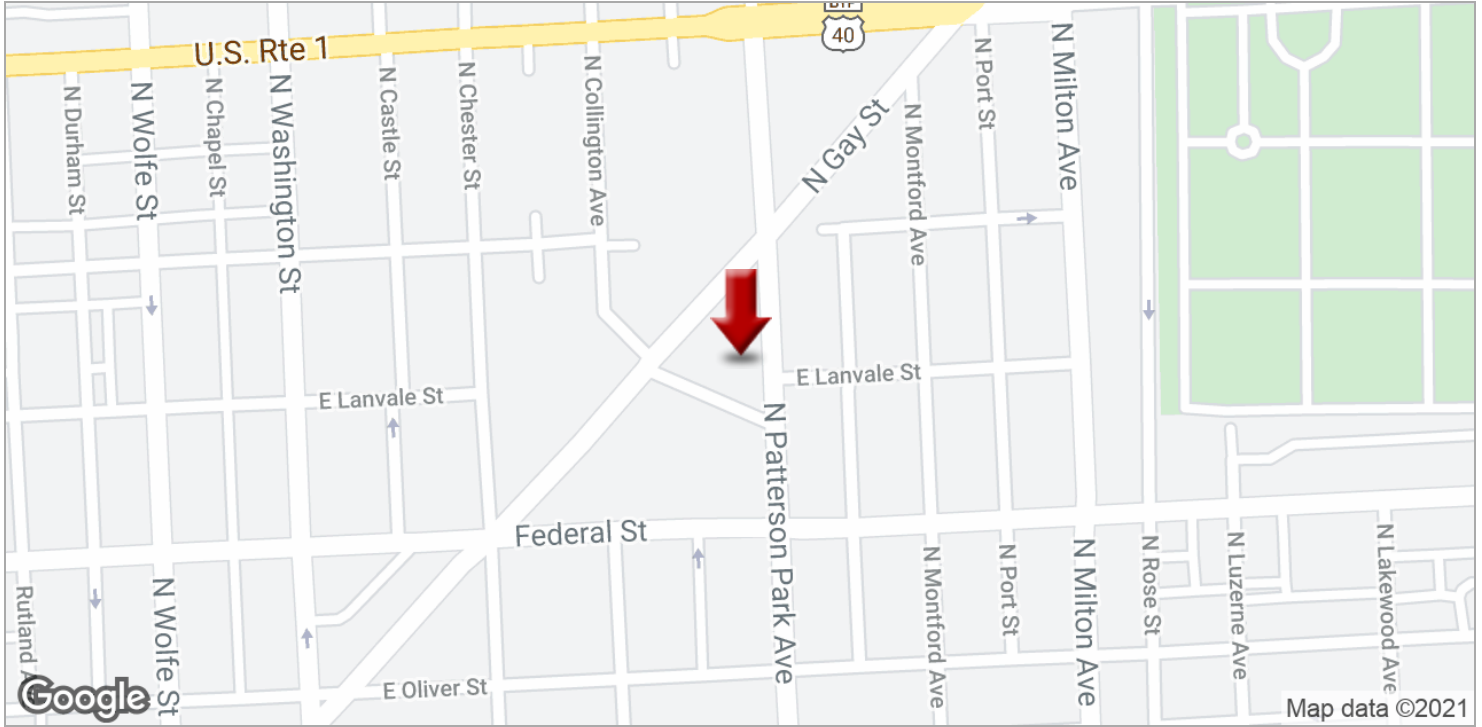
Way To Heaven Apostolic - Church



Regional Map



Location Maps



Aerial Map



1650 Patterson Park Ave

Google

Airbus, Commonwealth of Virginia, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

Advisor Bio 1



NICHOLAS PISCATELLI

Associate Broker Keller Williams Flagship

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MD #57522

PROFESSIONAL BACKGROUND

Specializing in the sale of multi-family properties, office buildings, restaurants developing, leasing and consulting on historic properties. A real estate Broker and developer with over 40 years of experience. Purchased and/or sold over 300 single and multi family properties. Developed and or operated several restaurants, hotels, and multiple other commercial enterprises. Developed over 400 apartment units in several different apartment buildings, and condominium regimes, Procured and syndicated several projects using Historic Tax credits and low income housing tax credits. As President of Tax sale Investors, we purchased over 15,000 tax liens in Maryland for over 7 years. Associate Broker with KW Commercial. Broker of Maryland Commercial Ventures. Recently certified in International Property Sales as a CIPS designee.

EDUCATION

2016

Certified International Property Specialist

1979-1980

Studied Business and Marketing University of Baltimore

1970-1972

L'Ecole Bachelors degree Restaurant and Hotel management

1968-1970

Culinary Institute of America trained as an Executive Chef

MEMBERSHIPS

National Association Of Realtors

Greater Baltimore Board of Realtors

Certified International Property Specialist

Knight Of Grace- Order Saint John of Jerusalem

Board member Aids Interfaith Residential Services (non-profit) 1990-1996, 2010-2014

Board member Jobs Housing Recovery(non-profit) 2012-2014

Executive Director American Dream House(non-profit)1996-Present

Awards:

Baltimore Heritage Award

Historic Preservation Award

Craftsmanship Award