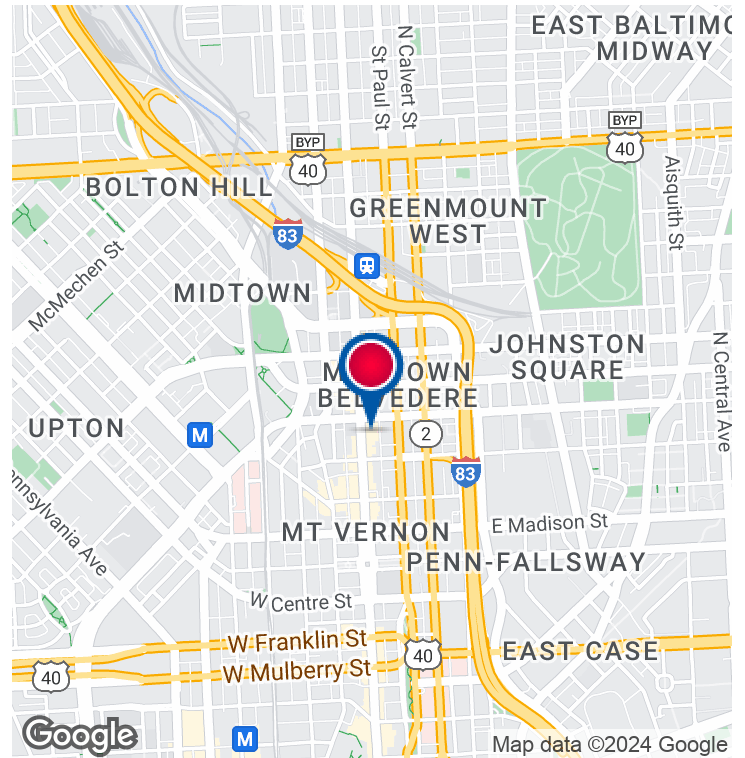


Property Summary



PROPERTY DESCRIPTION

Small office condominium within the mixed-use and iconic Belvedere Grand Condominium in Mt. Vernon. This 11th floor unit features central air conditioning and heat, 3 private offices, skylight and a spectacular view of the surrounding neighborhood. The Belvedere Grand Condominium offers gracious living, business opportunities and fine dining and catering facilities all in one. As soon as you walk into the elegant lobby, you are surrounded by the Beaux Arts style, a style originated during the turn of the century, with etched detail design and gilded ceilings. You step into a place where Kings and Queens, Presidents and First Ladies and Hollywood's elite frequented and earned the Belvedere the title of "The Grand Dame of Baltimore."

Converted to condominiums in late 1991, business opportunities await you whether you are an entrepreneur or aspiring start-up. Located on the lobby level, the famous Owl Bar provides a relaxing atmosphere whether it's for cocktails or dinner.

PROPERTY HIGHLIGHTS

- PRICE REDUCTION
- WHY RENT WHEN YOU CAN OWN
- GREAT OWNER-USER OPPORTUNITY

OFFERING SUMMARY

Sale Price:	\$85,000
Building Size:	620 SF
Price / SF:	\$161.29
Zoning:	C-2

Leo McDermott
202.744.6910
lmcdermott@troutdaniel.com

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.

1 E. CHASE STREET, BALTIMORE, MD 21202

THE HISTORIC BELVEDERE GRAND CONDOMINIUM



Additional Photos



Leo McDermott
202.744.6910
lmcdermott@troutdaniel.com

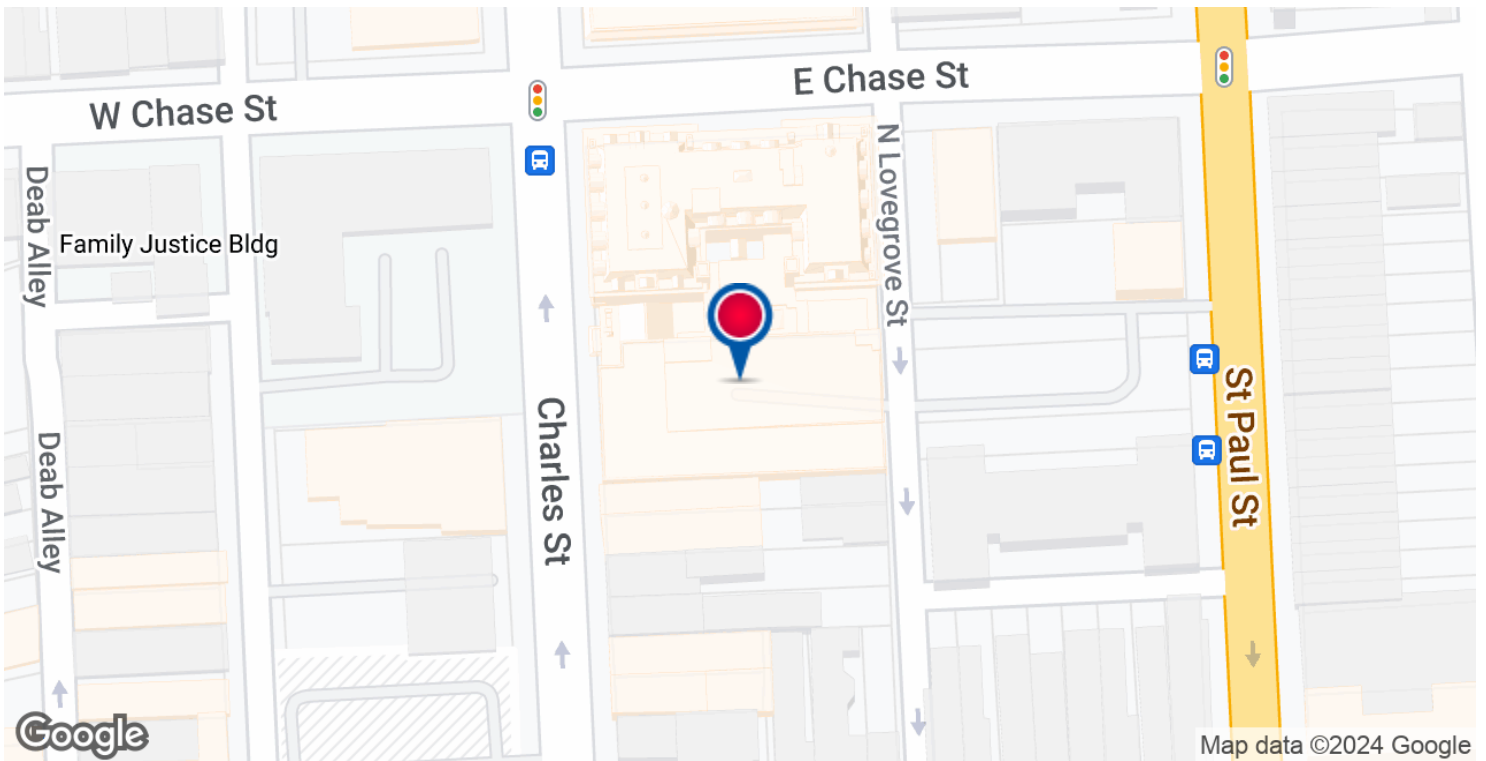
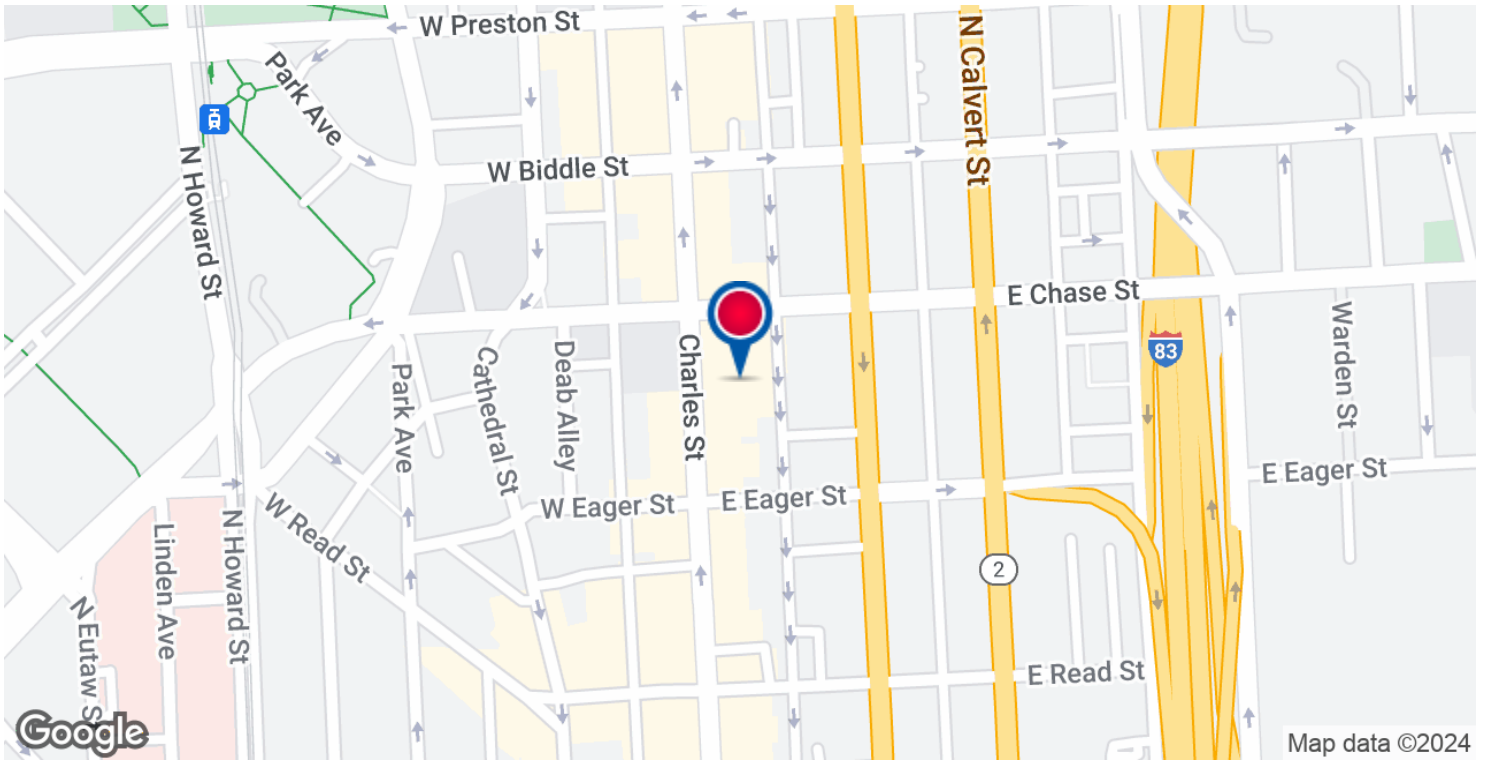
The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding 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.

1 E. CHASE STREET, BALTIMORE, MD 21202

THE HISTORIC BELVEDERE GRAND CONDOMINIUM



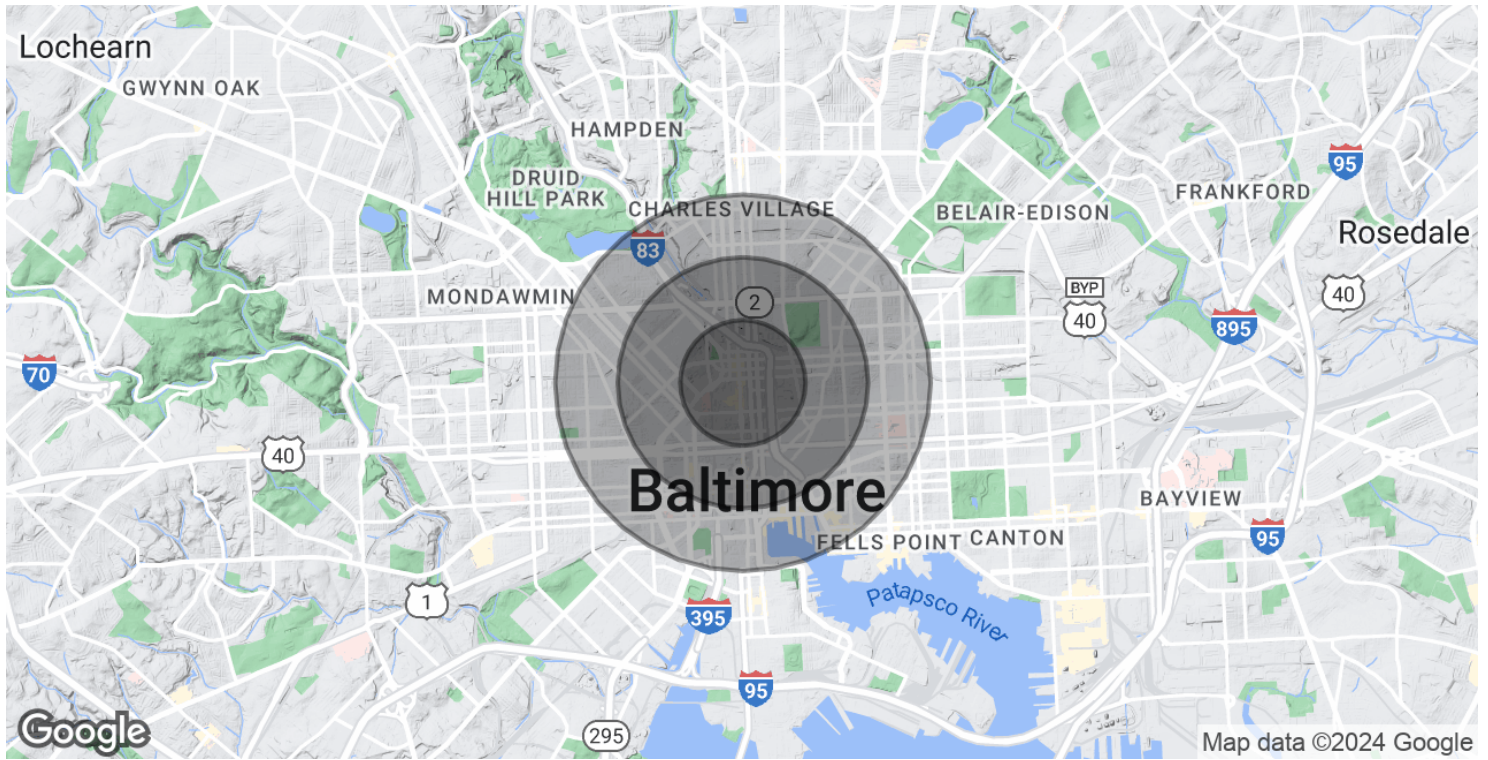
Location Maps



Leo McDermott
202.744.6910
lmcdermott@troutdaniel.com

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.

Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	15,444	45,611	91,866
Average age	39	38	39
Average age (Male)	40	38	38
Average age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	8,848	24,351	46,739
# of persons per HH	1.7	1.9	2
Average HH income	\$74,939	\$67,455	\$70,028
Average house value	\$294,894	\$297,990	\$285,705

* Demographic data derived from 2020 ACS - US Census