

FOR SALE | BALTIMORE CLUBHOUSE

404 E BALTIMORE ST., BALTIMORE, MD 21202

100% LEASED



Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

**TD&A**  
TROUT DANIEL & ASSOCIATES

30 E. Padonia Road, Suite 504, Timonium MD 21093 | 410-435-4004 | [www.troutdaniel.com](http://www.troutdaniel.com)

# FOR SALE - BALTIMORE CLUBHOUSE

404 E BALTIMORE ST., BALTIMORE, MD 21202



## Property Summary



### PROPERTY DESCRIPTION

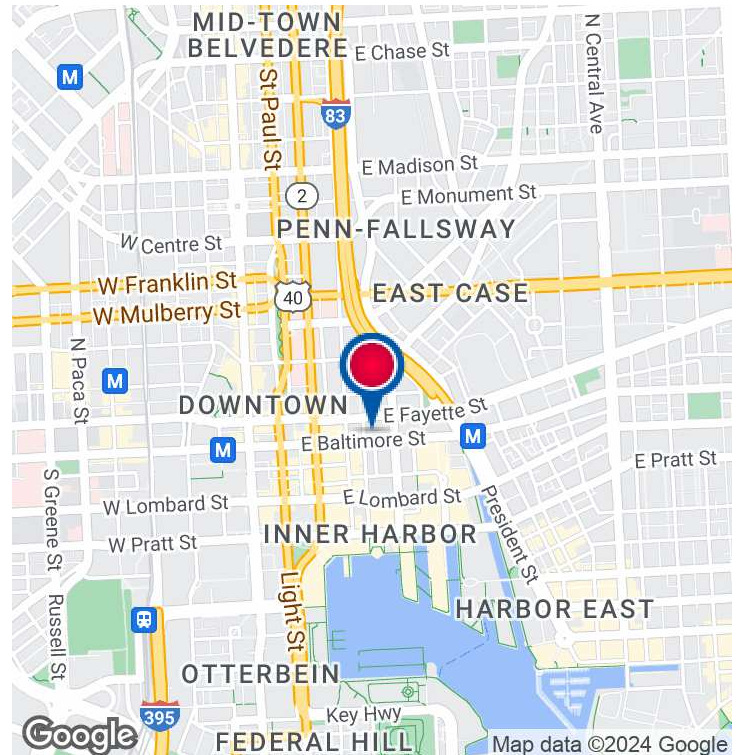
Newly renovated retail building in downtown Baltimore near City Hall. Interior features high ceilings, ADA restroom, new mechanical, electrical and plumbing systems, elevator, and rooftop terrace.

### 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



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.

404 E BALTIMORE ST., BALTIMORE, MD 21202

FOR SALE - BALTIMORE CLUBHOUSE



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.

404 E BALTIMORE ST., BALTIMORE, MD 21202

FOR SALE - BALTIMORE CLUBHOUSE



Additional Photos



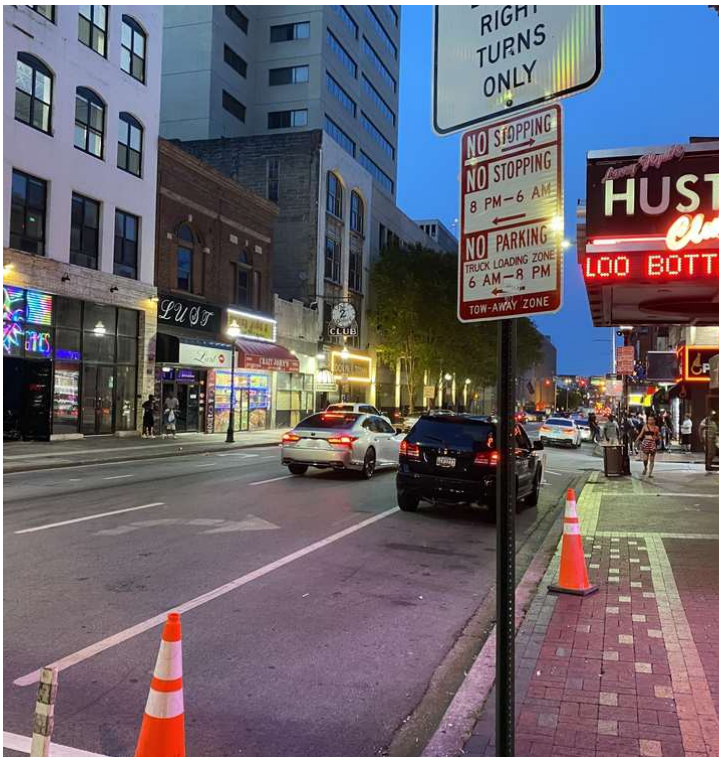
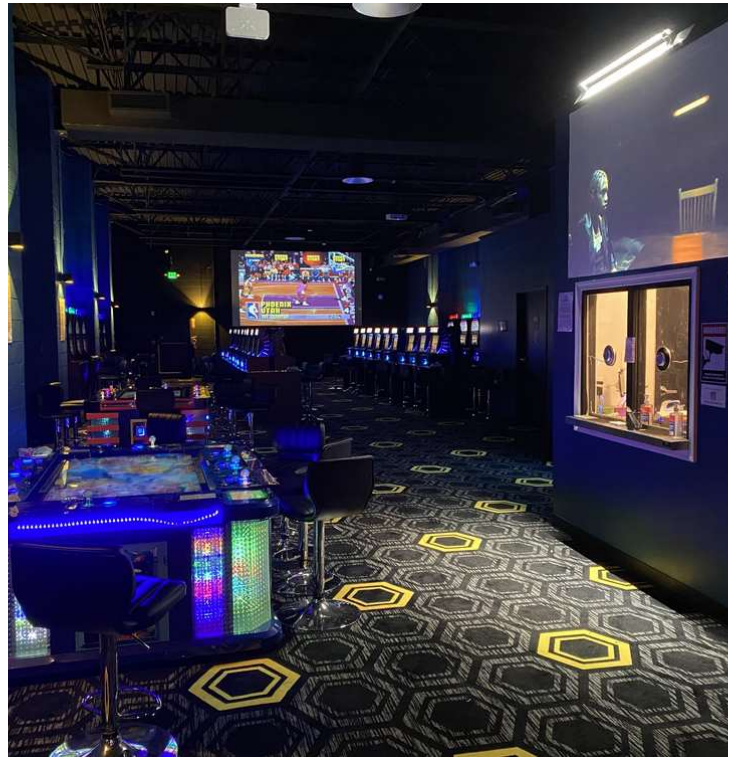
**Leo McDermott**

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.

Additional Photos

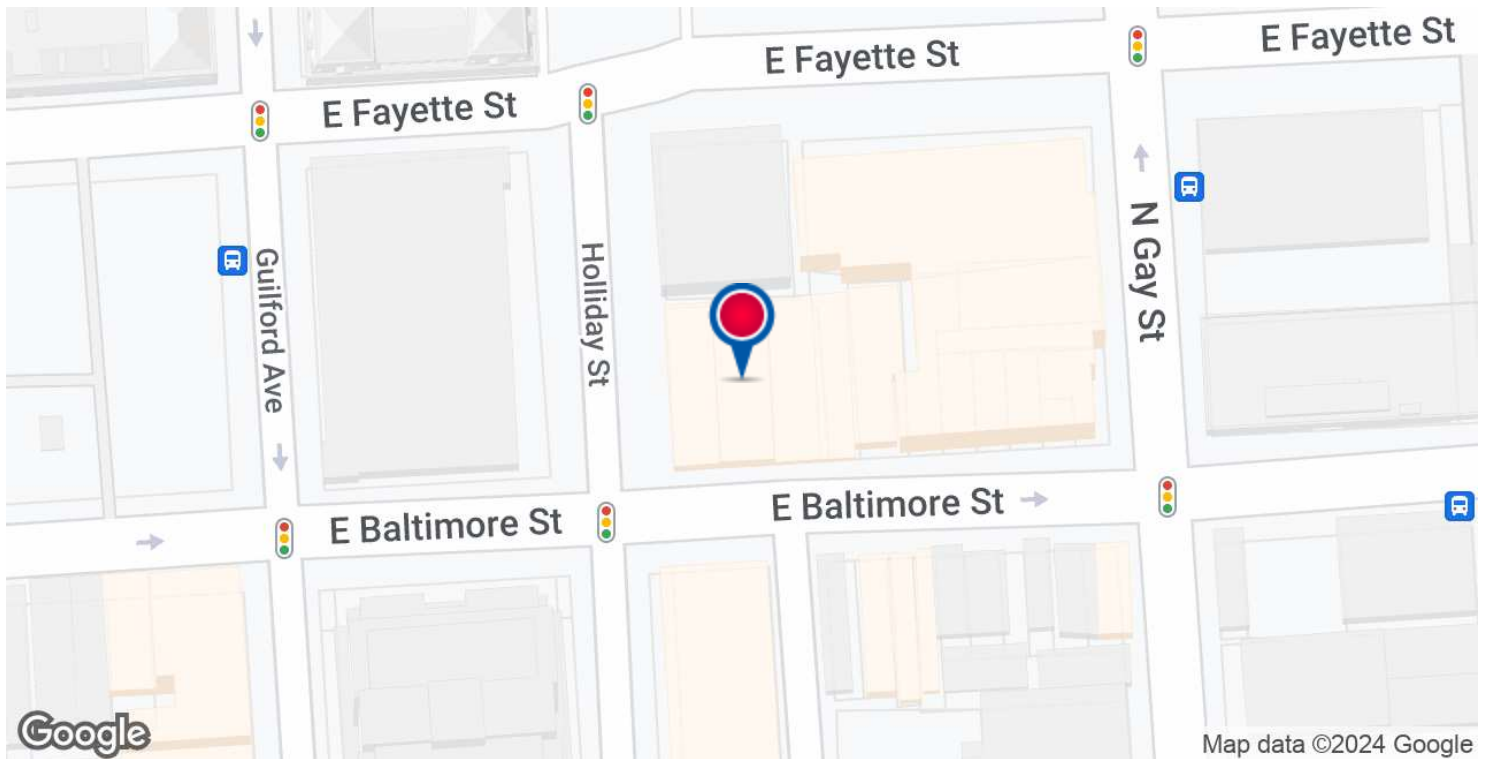
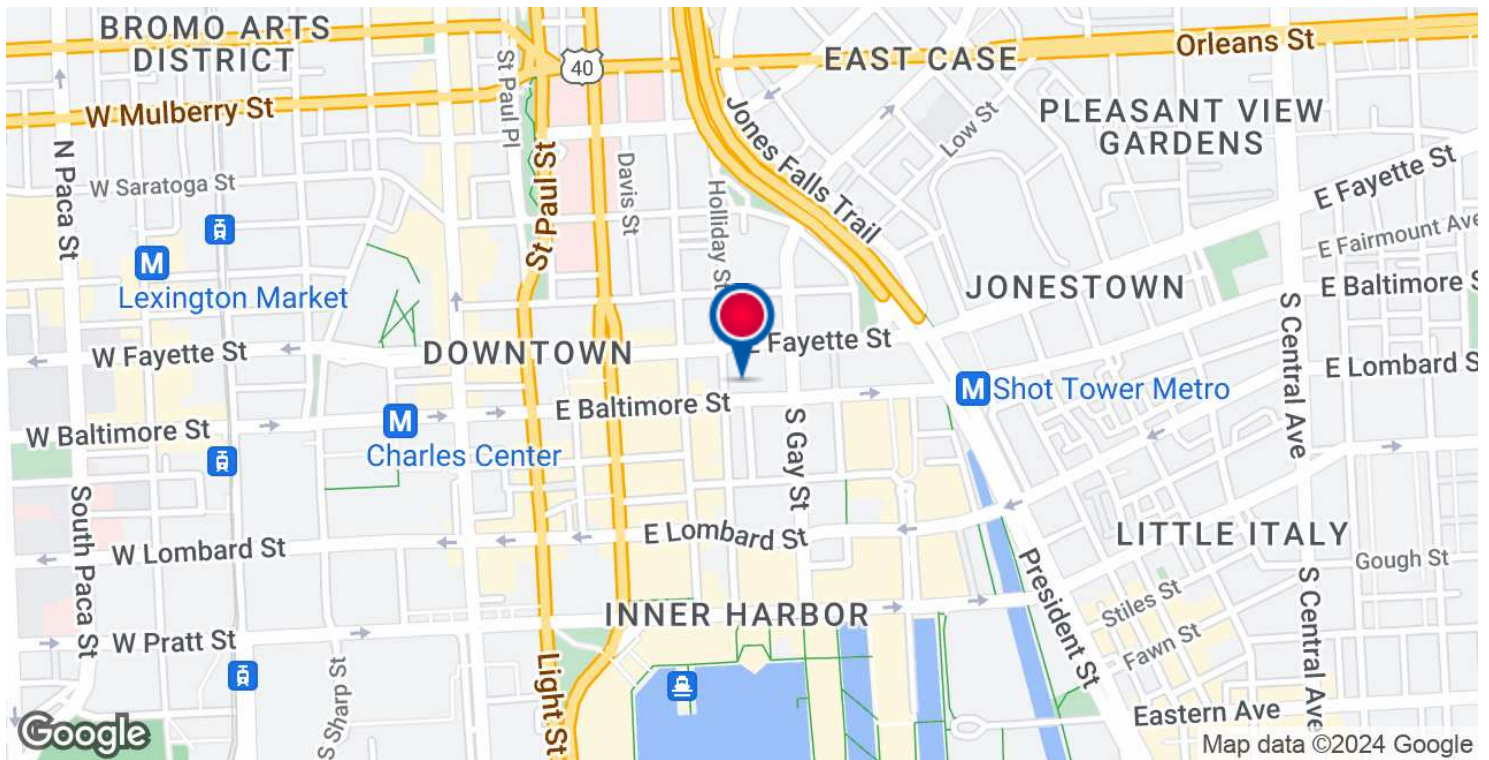


404 E BALTIMORE ST., BALTIMORE, MD 21202

FOR SALE - BALTIMORE CLUBHOUSE



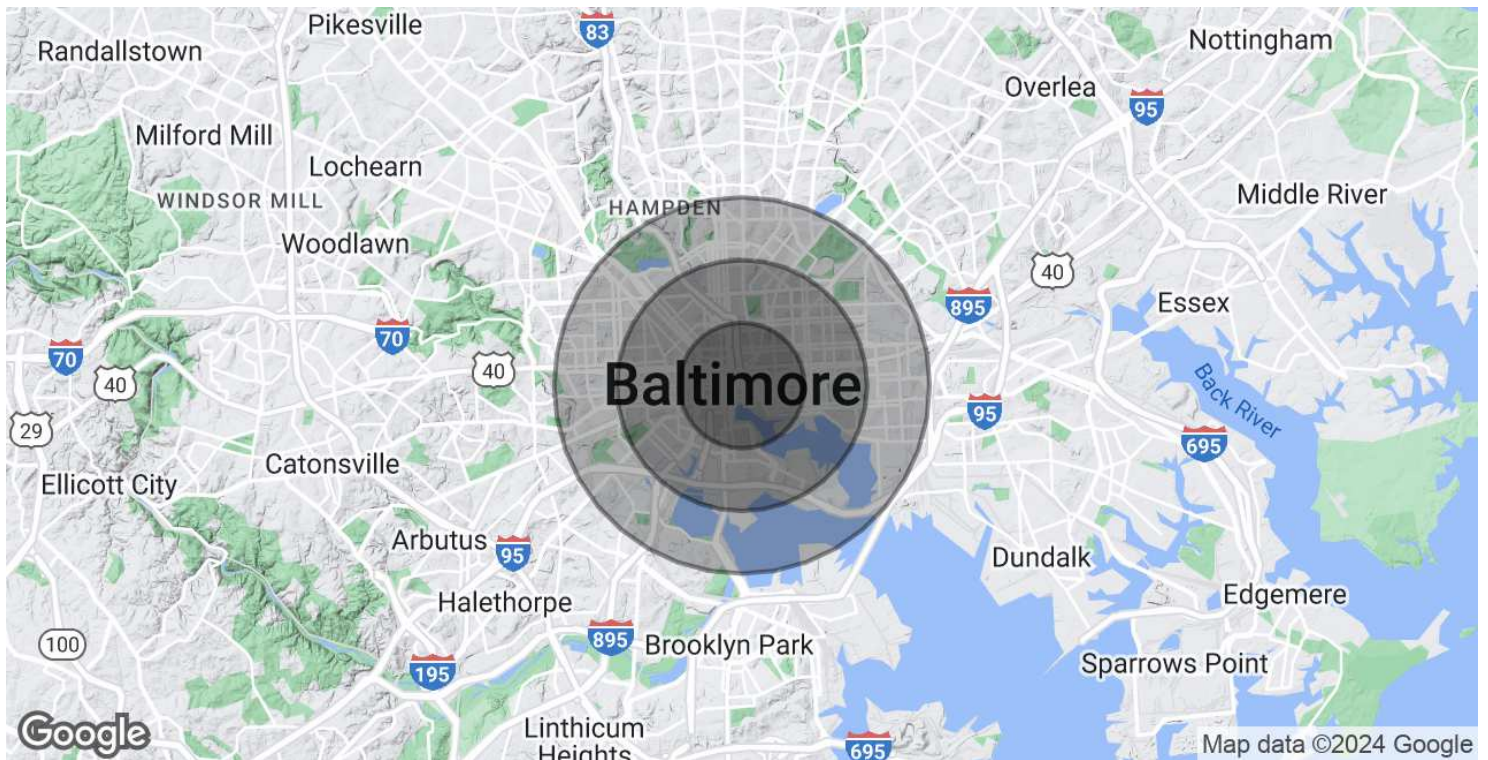
Location Map



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	1 MILE	2 MILES	3 MILES
Total Population	43,145	143,476	244,446
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	24,062	71,112	113,593
# of Persons per HH	1.8	2	2.2
Average HH Income	\$89,221	\$92,319	\$87,662
Average House Value	\$340,069	\$314,967	\$271,543

\* Demographic data derived from 2020 ACS - US Census