

507-509, 511, 601 Pennsylvania Avenue & 553-557 Seminary Court

Former Penn Lumber



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LOCATION DESCRIPTION

Penn Lumber is located in the historic Seton Hill Neighborhood, which is a small community just northwest of downtown Baltimore. The neighborhood is in reasonable proximity of the University of Maryland – Baltimore Campus, Bromo Arts & Entertainment District, and Mt. Vernon. The property is just opposite the Metro West Complex which is the new home for the Maryland Department of Health Services 1,200 employees.

OFFERING SUMMARY

Sale Price:	\$700,000
Total Land Area:	14,513 SF
Total Bldg. Area:	9,105 SF (3 Bldgs)
Zoning:	C-1, Neighborhood Business District

PROPERTY DESCRIPTION

Penn Lumber is comprised of two vacant lots and three buildings totaling 9,105 square feet on 7,386 square feet of land. The property is located just north of the intersection of West Franklin Street and Pennsylvania Avenue in Baltimore City.

PROPERTY HIGHLIGHTS

- Large, well located parcel of commercial land totaling 14,513 sf (0.33 acres)
- Two existing buildings in average condition with on-site parking
- Catty-corner from Metro West, a 1,085,000 sf office complex planned for redevelopment
- Easy access to U.S. Route 40, mass transit, retail, and medical services
- Property is currently generating \$42,000 in annual gross rental income.
- Owner Financing for well qualified buyer



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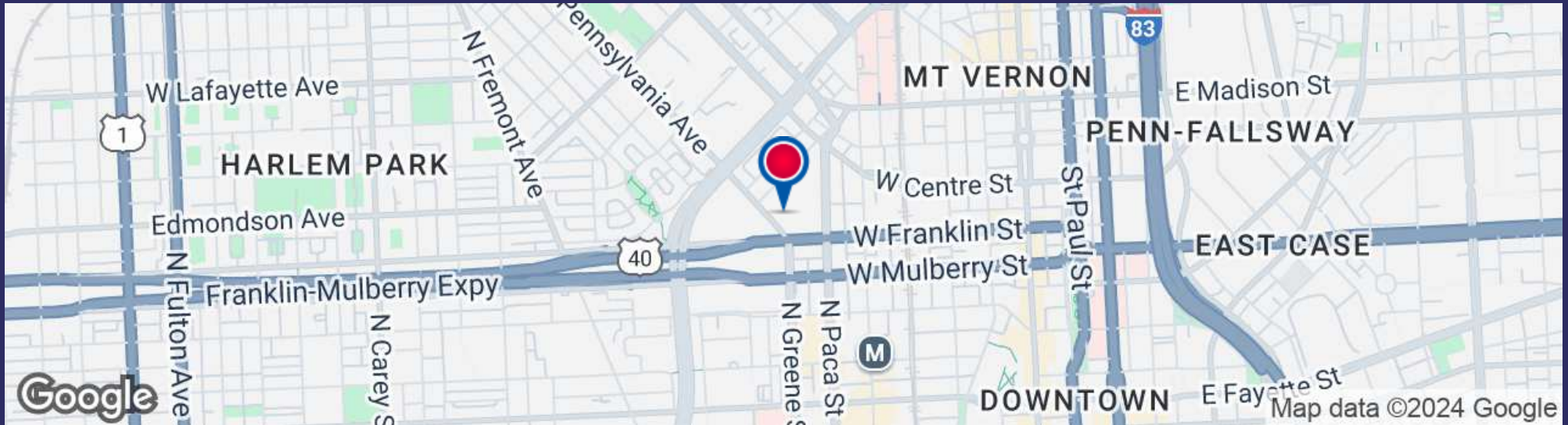


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STATUS	ADDRESS	SUB-TYPE	SIZE	DESCRIPTION
Available	507 Pennsylvania Ave (Lot 6)	Retail	3,474 SF	3-story building constructed circa 1920; 1st floor retail; upper floors storage.
Available	511 Pennsylvania Ave (Lot 5)	Other	2,400 SF	Vacant Lot
Available	601 Pennsylvania Ave (Lot 2)	Other	4,986 SF	Vacant Lot with some sheds & a 2-story storage bldg.
Available	553 & 555 Seminary Ct (Lots 38 & 39)	Industrial	1,319 SF	Garage
Available	557 Seminary Ct (Lot 40)	Industrial	4,312 SF	Storage Warehouse



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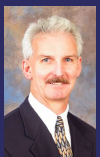
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Additional Photos



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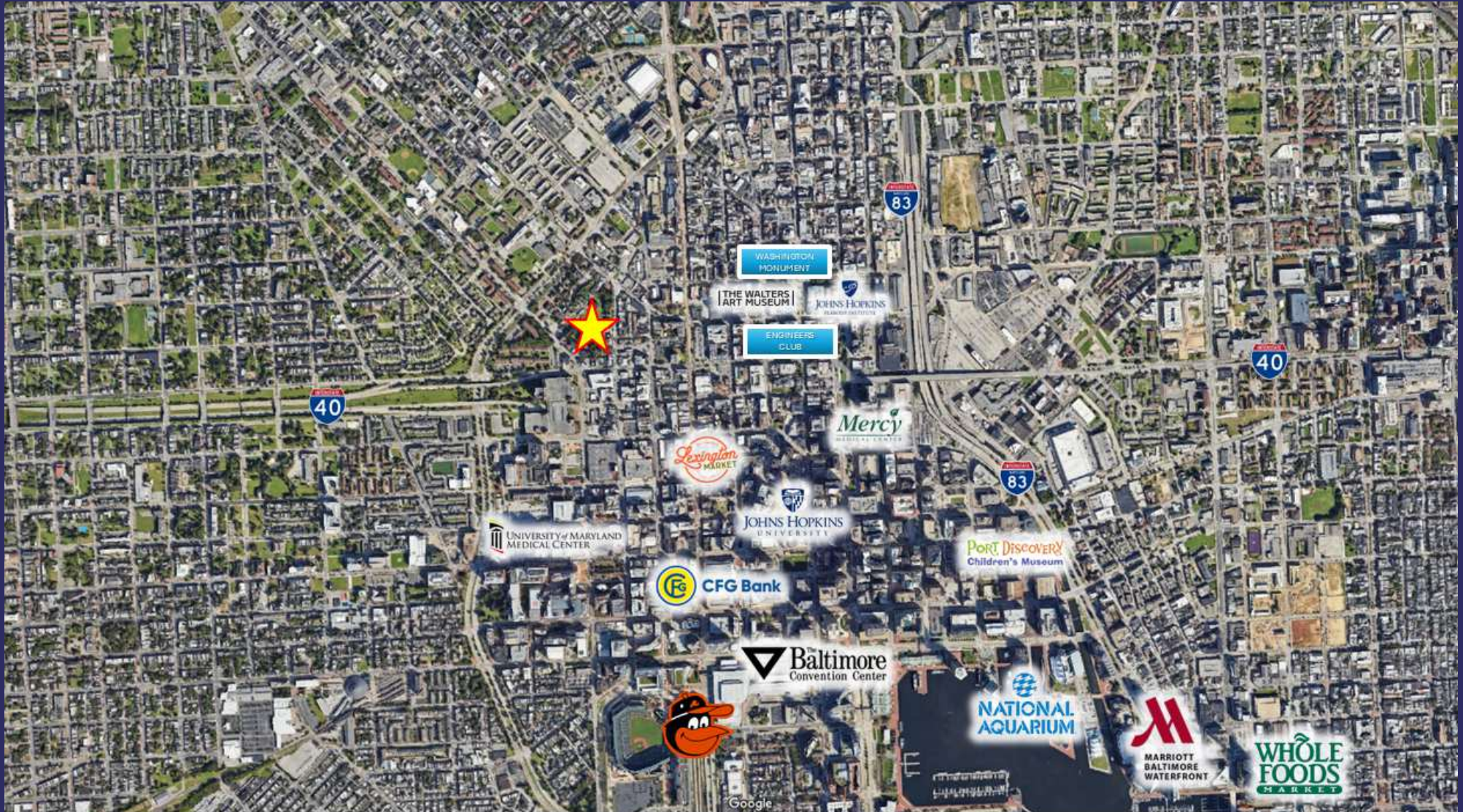
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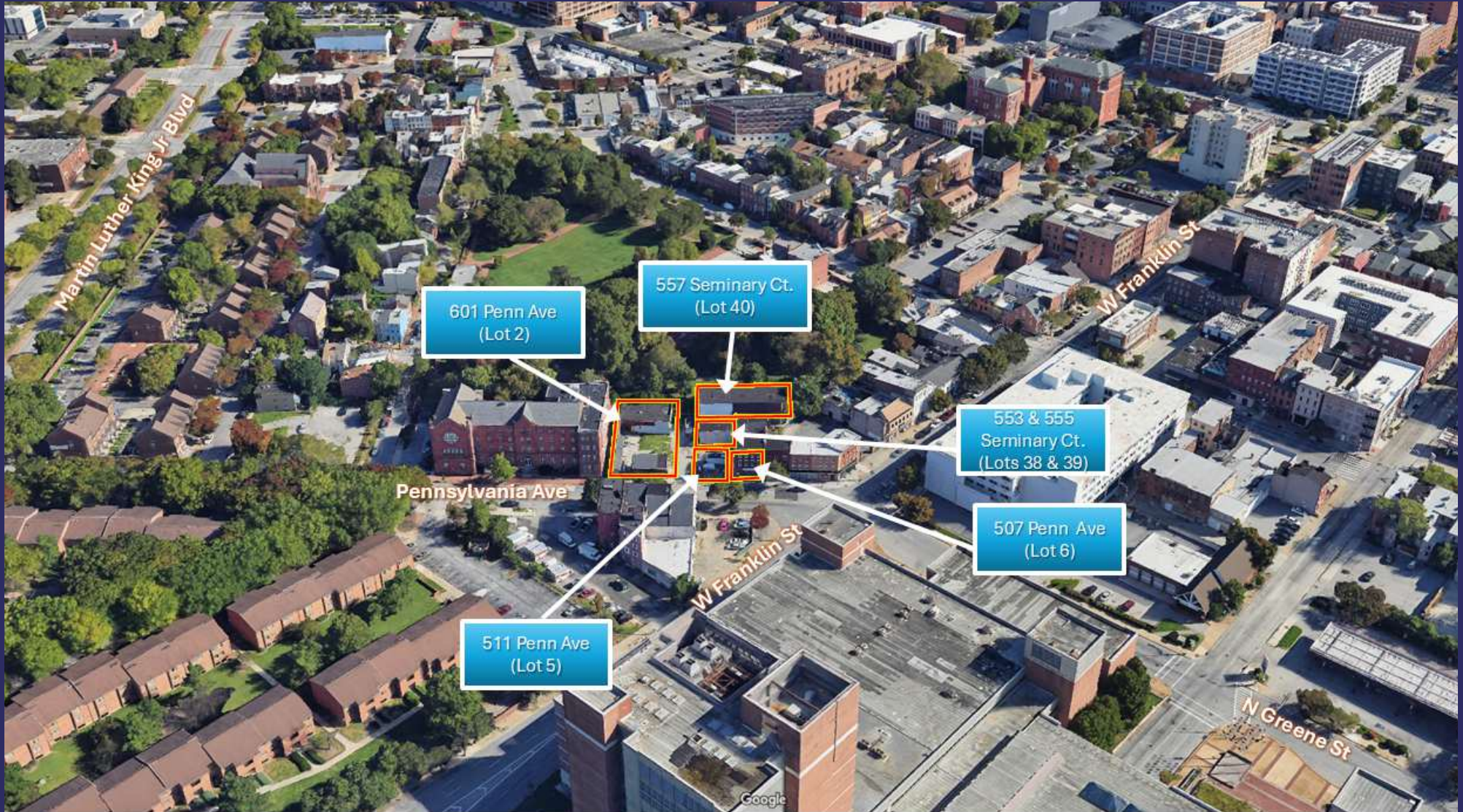
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