



BEN FREDERICK REALTY
BALTIMORE'S APARTMENT PROPERTY SPECIALIST

A Baltimore Landmark Poised for its Next Chapter



12,180 Square Foot Building for Sale

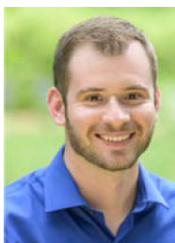
The Charles Fish & Sons Building presents the opportunity to acquire one of Downtown Baltimore's most recognizable historic commercial buildings. Positioned prominently at the corner of North Eutaw and Franklin Streets, the four-story masonry landmark offers the architectural character, physical scale, and flexibility sought by adaptive reuse developers and owner-users alike. Whether envisioned as luxury loft apartments, boutique hospitality, creative office space, educational facilities, or a signature corporate headquarters, the building provides an exceptional foundation for redevelopment.

Originally constructed in 1881 as the home of the Baltimore College of Dental Surgery—the world's first dental school—the building was designed to reflect the growing prominence of a new profession. Decades later, it entered its second chapter when Charles Fish & Sons established its department store here, adding the distinctive black marble storefront and illuminated signage that continue to define the building's identity today. For nearly 150 years, 429 North Eutaw Street has adapted alongside the City of Baltimore.

Beyond its history, the building possesses physical characteristics that continue to command a premium in today's redevelopment market. Expansive floor plates provide flexibility for a wide variety of floor plans and uses. Ceiling heights ranging from 13 to 18 feet create dramatic interior spaces, while 13-foot-tall window openings flood each floor with natural light and offer exceptional opportunities for loft-style residential, hospitality, or creative office environments. The building currently has an existing elevator, sprinkler and fire alarm systems, and a highly visible corner presence with approximately 70 feet of frontage along North Eutaw Street.

429 North Eutaw is two blocks from the newly redeveloped Lexington Market and within walking distance of the University of Maryland Medical Center, BioPark, and Baltimore's Central Business District. Convenient access to Metro Subway, Light Rail, MARC commuter rail, I-83, and I-95 provides connectivity throughout Baltimore and the surrounding region. C-5DC zoning permits multifamily development by right with no off-street parking requirement, allowing a purchaser to maximize the building's existing footprint while minimizing entitlement risk.

At 12,180 square feet, the Charles Fish & Sons Building occupies a sweet spot in today's redevelopment market—large enough to create a destination, yet small enough to be redeveloped by a broad range of local, regional, and institutional buyers.



Call Tom Fair

410 235 5200
mobile

Seller's Exclusive Agent

BenFrederick.com
410-235-9500

Property offered without regard to protected classes, including race, religion, color, creed, sex, marital & family status, and/or disability. Property offering is subject to prior sale & withdrawal at any time in the owner's discretion. All information should be considered as observed by Broker. Purchaser is advised to verify all information to Purchaser's satisfaction.

Information presented is believed accurate & from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations regarding this information, the Property, its physical condition, any of its components, nor its financial performance.



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Location:

429 North Eutaw Street, Downtown Baltimore, 21201

- Excellent connectivity to Baltimore's Central Business District, University of Maryland Medical Center, Lexington Market, and the regional highway network.
- Located within Baltimore City's Enterprise Zone. Qualifying redevelopment projects may be eligible for real property and state income tax credits, subject to program requirements.
- Two blocks from Lexington Market – Historic market recently redeveloped with new food vendors and public space.
- Proximity to University of Maryland – 10-minute walk to the University of Maryland Medical Center, BioPark and professional schools, fueling strong daytime population.
- Easy access to I-83 and I-95 connects the property to Baltimore's surrounding neighborhoods, the Beltway, BWI Airport, and Washington, D.C
- Traffic Count of 17,613 vehicles per day on closest point of measurement.

Size:

12,180 sq. ft.; 70'1' frontage along North Eutaw; 61'5" deep.

Zoning:

C-5DC Zoning – "Downtown District".

- No by-right restrictions on multi-family units.
- No off-street parking requirements.
- No setbacks, other than minimum build height of 36'.

Specs:

Commercial building, renovated in 1987

- Sprinkler alarm and fire alarm monitoring
- Elevator
- Separate HVAC systems for units
- Ansul/commercial kitchen



\$695,000

\$57 Per Sq. Ft.

Demographics

5 Minutes	10 Minutes	15 Minutes
Total Population		
49,439	173,468	403,143
Number of Households		
33,463	106,342	220,686
Owner Occupied Housing Units		
14.6%	23.7%	34%
Renter Occupied Housing Units		
65.4%	55.8%	49.9%
Total Businesses		
3,877	11,109	19,519
Total Employees		
65,497	170,970	266,190
Median Age		
35	35.2	36.1



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429 NORTH EUTAW STREET

RENT ROLL

Unit	Size	Tenant	Lease Expires	Sec Dep	Sec Dep Date	Current Rent
1N,M,S	1st Floor	Refocused / Jerel Jefferies	2/28/2029	3,500	11/1/2020	3,700
<i>Two 96-month renewal options</i>						
<i>In the event of a sale, tenant will vacate with 60 day's notice in exchange for one month's rent</i>						
2N, 2.5	2nd Floor North and Loft	Innovative Housing Institute	8/31/2027	2,500	9/13/2022	2,500
<i>Three 1-year renewal options</i>						
<i>In the event of a sale, tenant will vacate with 60 day's notice in exchange for one month's rent</i>						
2S	2nd Floor South	Vacant				
3N,S	3rd Floor	Towner Management	12/31/2026	-	12/30/1996	2,850
<i>Annual renewals</i>						
<i>Can be terminated with 6 month's notice from landlord or 2 month's notice from tenant</i>						



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

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 visit: <https://BenFrederick.com>

4 2 9 N O R T H E U T A W S T R E E T

COMPARABLE SALES				
address	date sold	sales price	sq ft	price per sq ft
1111 Maryland	Feb-26	1,000,000	25,000	40
307 W Baltimore	Aug-25	1,700,000	32,534	52
118 W Mulberry	Sep-25	300,000	5,210	58
897-899 N Howard	Jul-25	350,000	5,955	59
405 N Paca	Jun-24	425,000	6,378	67
1116 Saint Paul	Jun-25	400,000	5,000	80
220 - 222 W Saratoga	Apr-24	800,000	8,000	100
940 Madison	Aug-25	4,400,000	35,924	122

<i>Subject</i>				
429 N Eutaw		695,000	12,180	57

**Call Will A. Cannon III****410 916 3331*****Seller's Exclusive Agent*****BenFrederick.com****410-235-9500**

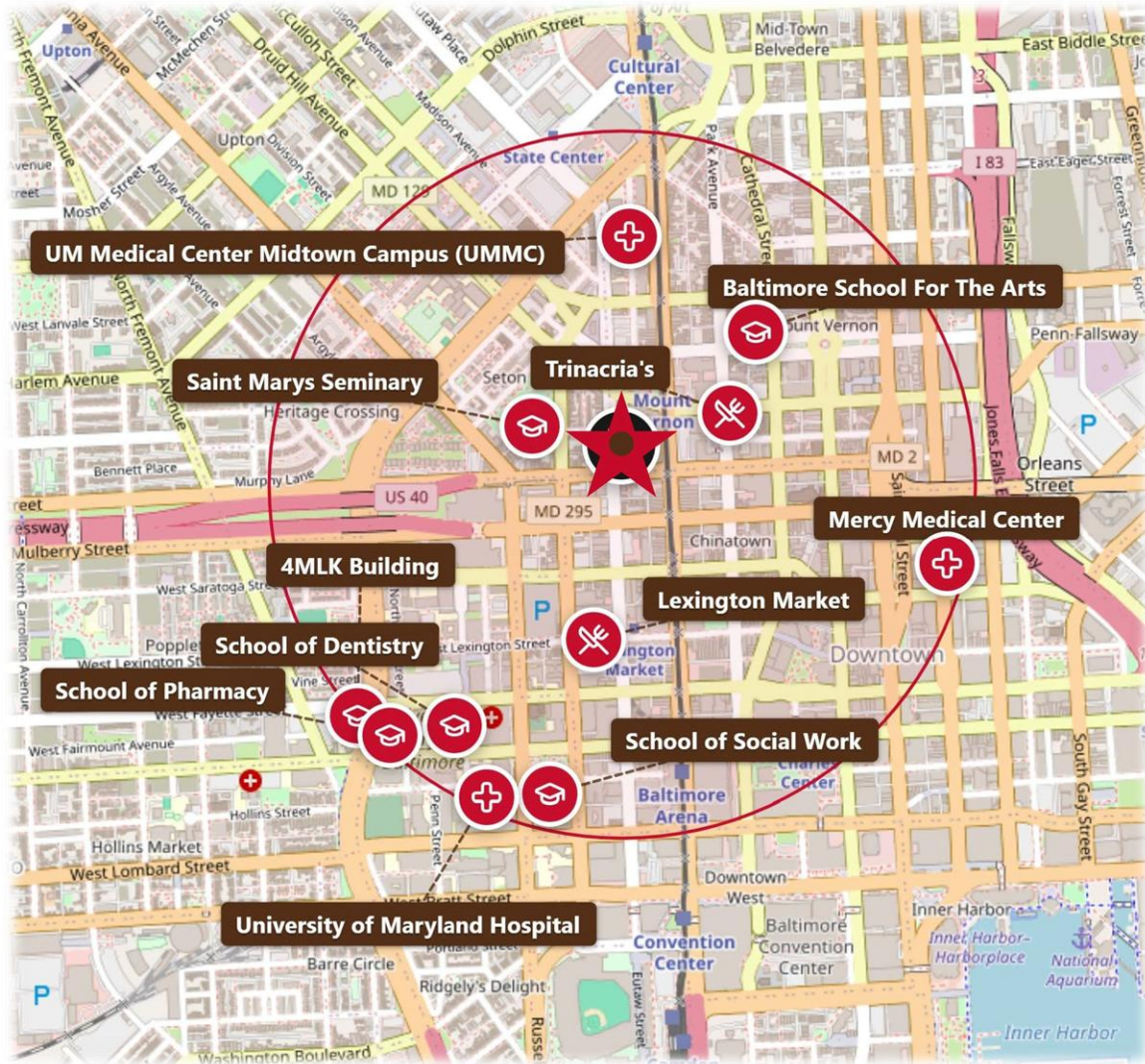
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