

**FOR SALE / LEASE**  
70,432 +/- SF

# 901 N MILTON AVE

BALTIMORE, MD  
21205





# BUILDING DESCRIPTION

- Renovated Office and Warehouse Building for Sale/Lease in the Milton-Montford neighborhood of East Baltimore
- Former Grief Bros apparel plant built in 1917 and fully renovated in 2008, includes 20 parking spaces on surface lot at 2425 - 2447 East Eager Street (across the street)
- 3 floors of elevator served (single cab) office and warehouse area suited for storage totaling approximately 70,432 total square feet and served by an enclosed recessed loading dock on Eager Street
- Current and previous occupants have been non-profit organizations and employers who provide services and jobs for East Baltimore residents
- Building is currently approximately 50% leased
- Attractive varying ceiling heights and large windows in the office areas

# AREA DEMOGRAPHICS

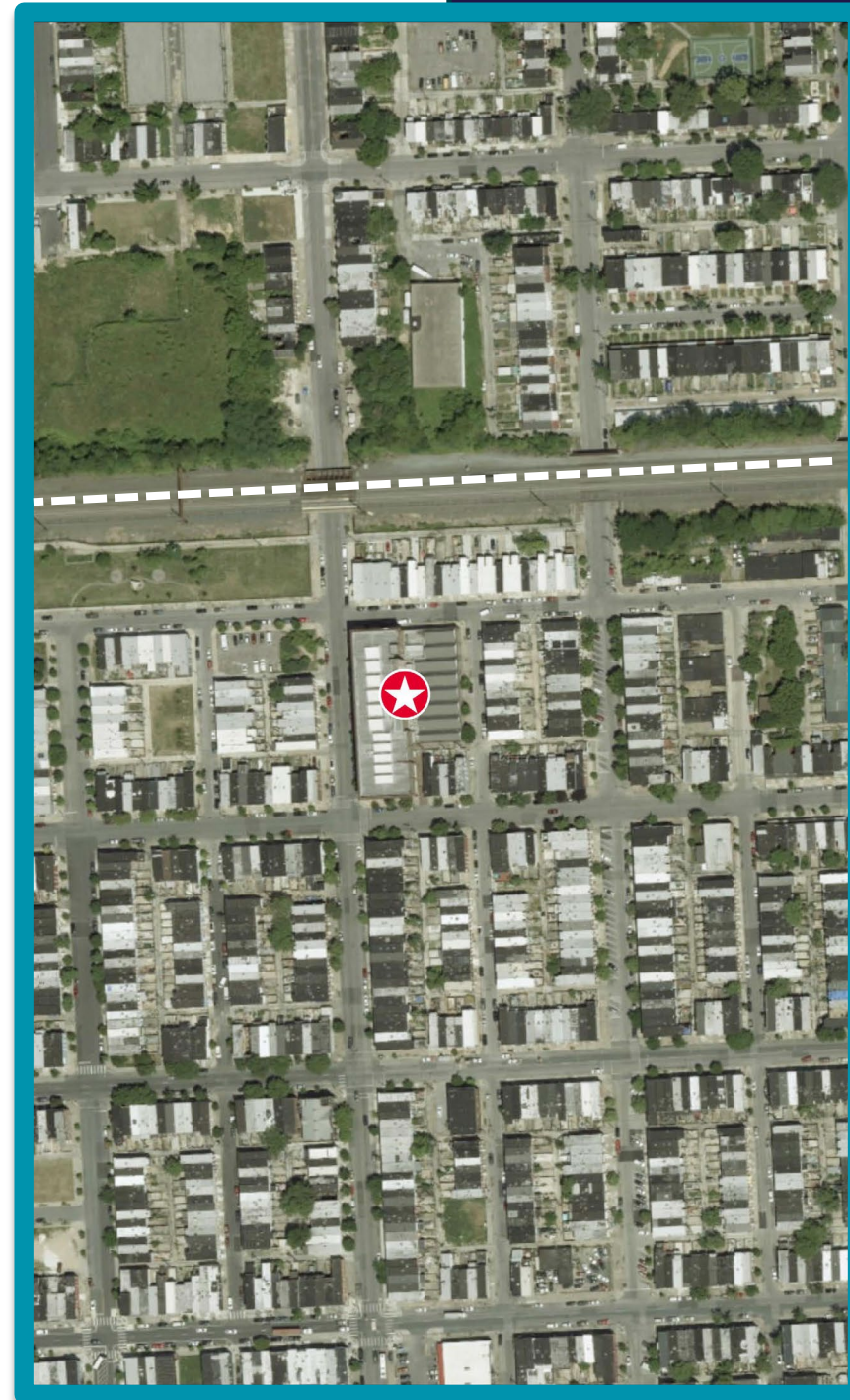
## 2025 HOUSEHOLDS BY INCOME

## BALTIMORE CITY

Household Income Base	252,644
<\$15,000	16.5%
\$15,000 - \$24,999	7.2%
\$25,000 - \$34,999	7.1%
\$35,000 - \$49,999	10.7%
\$50,000 - \$74,999	17.2%
\$75,000 - \$99,999	10.4%
\$100,000 - \$149,999	13.1%
\$150,000 - \$199,999	9.1%
\$200,000 +	8.7%
Average Household Income	\$89,195

## POPULATION

	2 Miles	5 Miles	10 Miles
2024 Population	135,571	505,036	1,191,020
Median Age	35.8	37	38.3
Bachelor's Degree or Higher	37%	31%	33%
U.S. Armed Forces	281	580	1,999



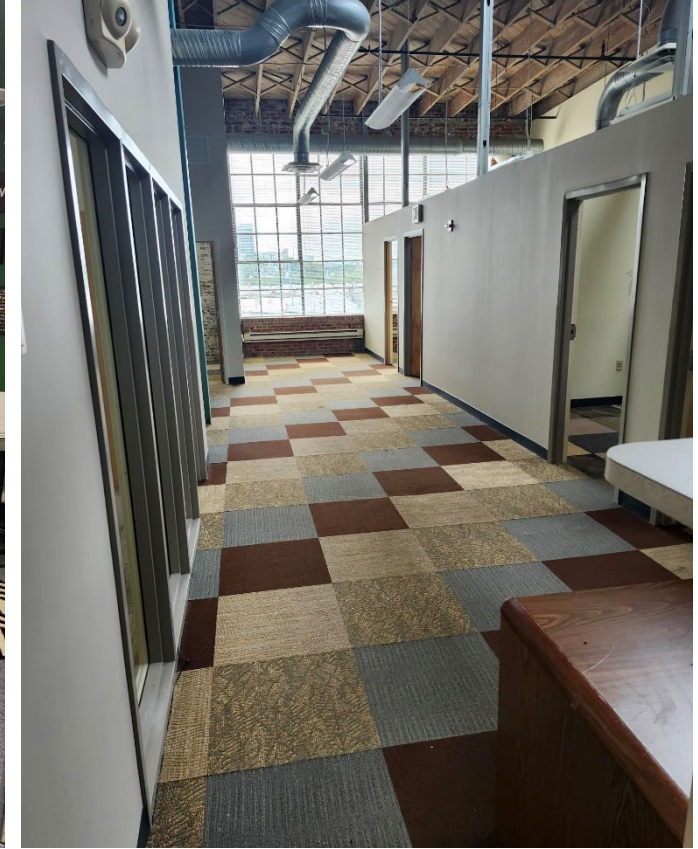
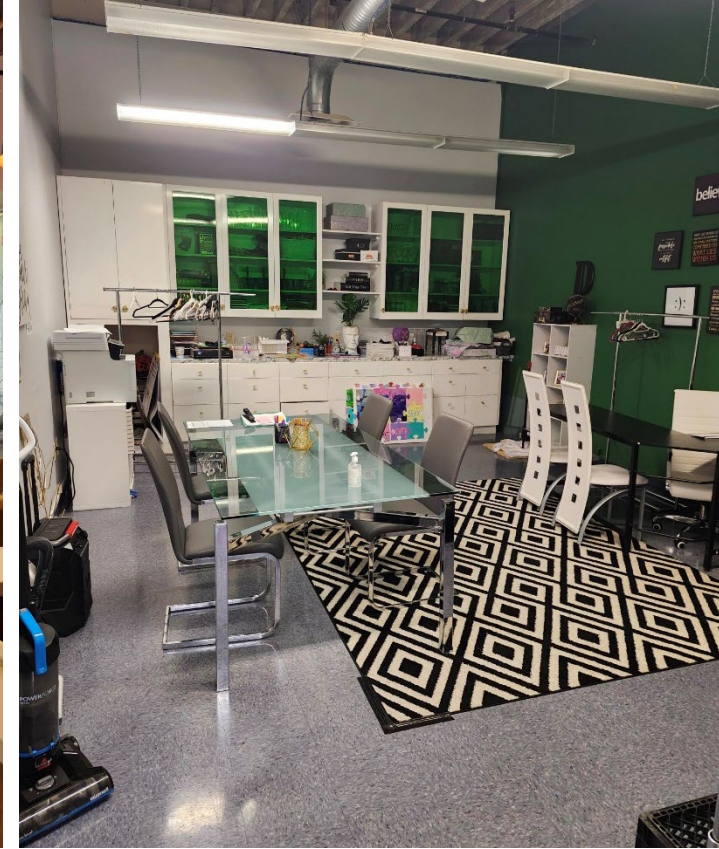
# BUILDING FACTS

<b>ADDRESS:</b>	901 N Milton Avenue Baltimore, MD 21205	
<b>TAX ID:</b>	07-01-1592-054 Block 0581/Lot 001	
<b>ZONING:</b>	R-8 (office and warehouse believed to be approved nonconforming use)	
<b>LAND AREA:</b>	38,250 square feet (SF)	
<b>BUILDING BREAKDOWN:</b>	<u>Office</u> 55,404 SF	<u>Warehouse</u> 15,028 SF
<b>HVAC SYSTEM:</b>	Central gas-fired, forced air heat with roof-top central air conditioning units with separate zones per floor (70-ton unit on the 3 <sup>rd</sup> floor, 60 ton on the 2 <sup>nd</sup> and 40-ton unit serving the 1 <sup>st</sup> floor) and VAV units with digital remote controls. Service contract with Trane.	
<b>ELECTRICAL SERVICE:</b>	Electrical Service appears to be upgraded throughout. A 480v, 135-amp step-down transformer is located in electrical room on the first floor. This transformer appears to feed a 208/120v, 312-amp subpanel	
<b>GAS &amp; ELECTRIC UTILITIES:</b>	Baltimore Gas & Electric	
<b>TELECOMMUNICATIONS:</b>	Verizon and Comcast	
<b>BUILDING SECURITY SYSTEM:</b>	<ul style="list-style-type: none"><li>• Strata Security Consultants</li><li>• Building door entry system keypad or remote</li><li>• Standard 24/7 monitored fire alarm system maintained and serviced by Fireline</li><li>• Cameras to recorder 8 analog cameras on an 8-channel recorder</li></ul>	

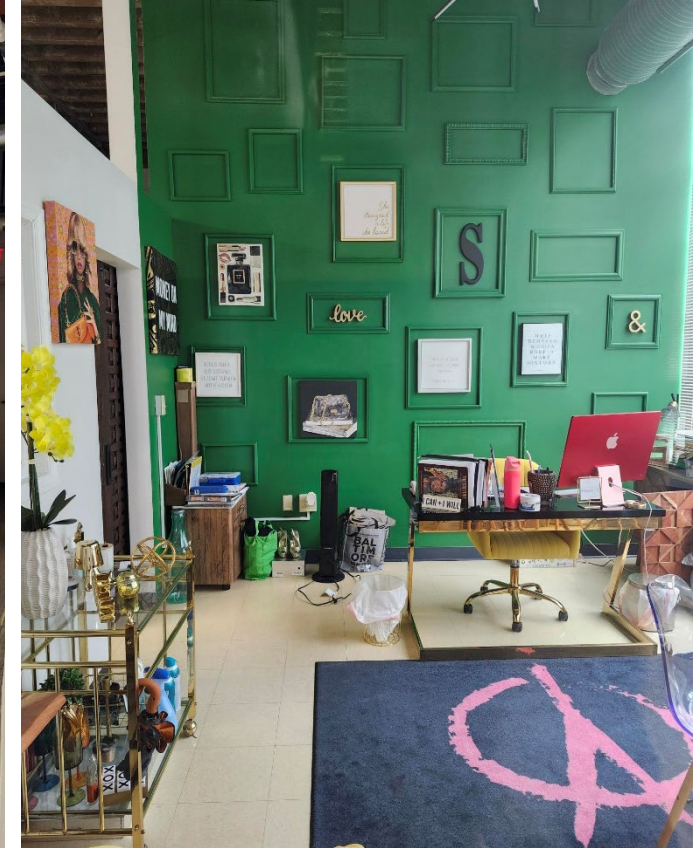
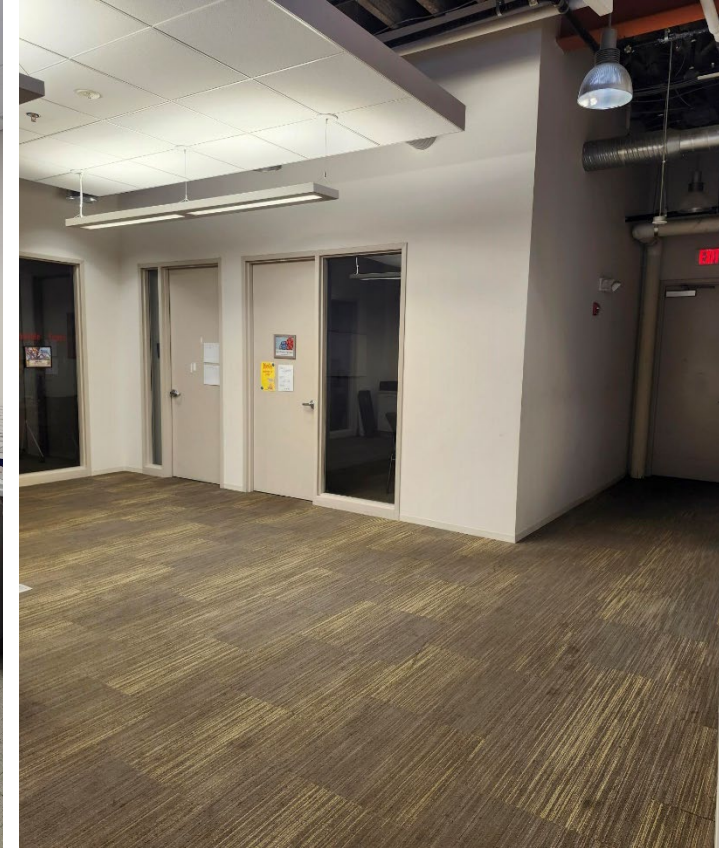


901 N MILTON AVE

**ASKING PRICE:**  
\$2.75 Million (\$39.04 PSF)



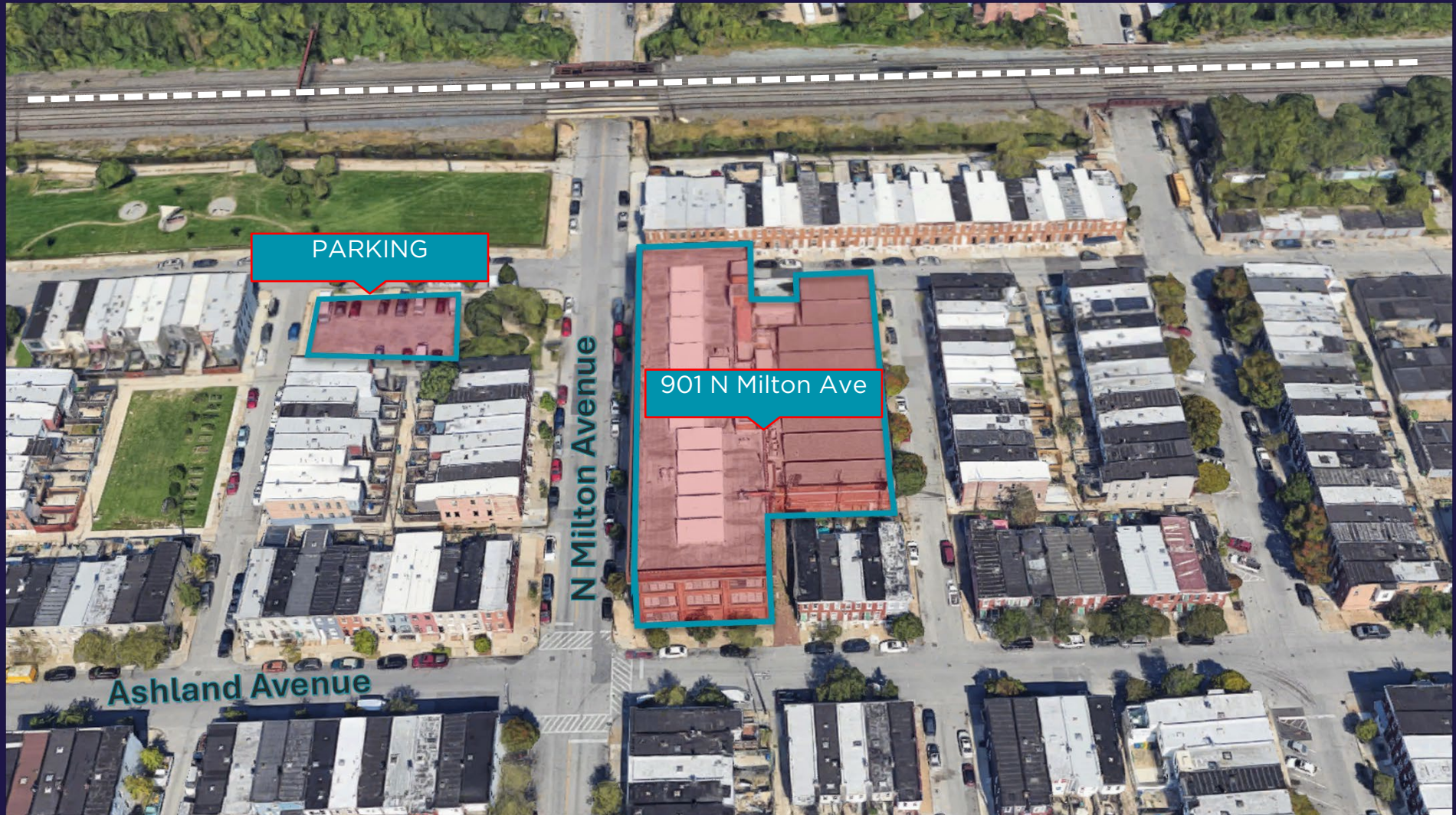
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# SITE PLAN

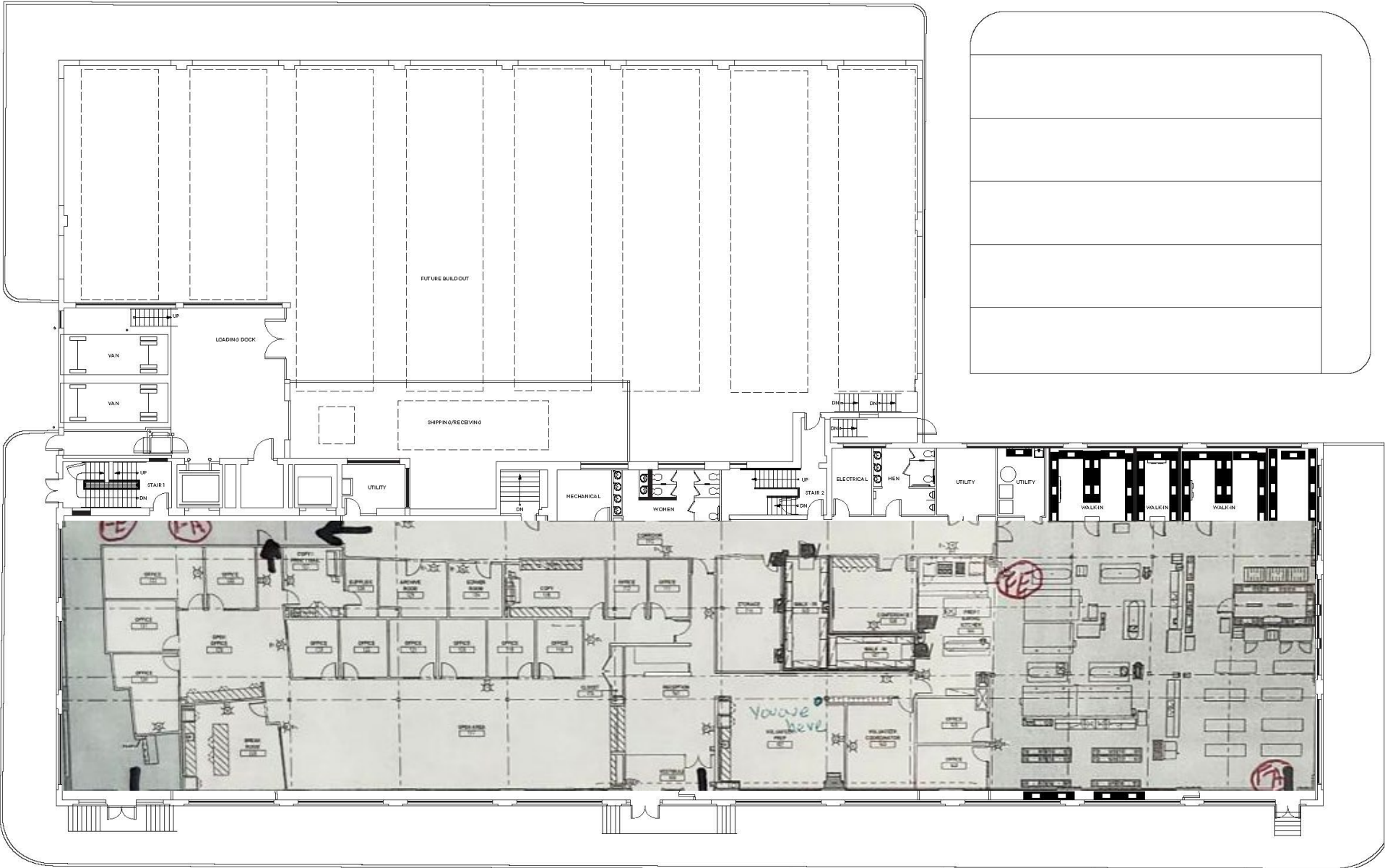


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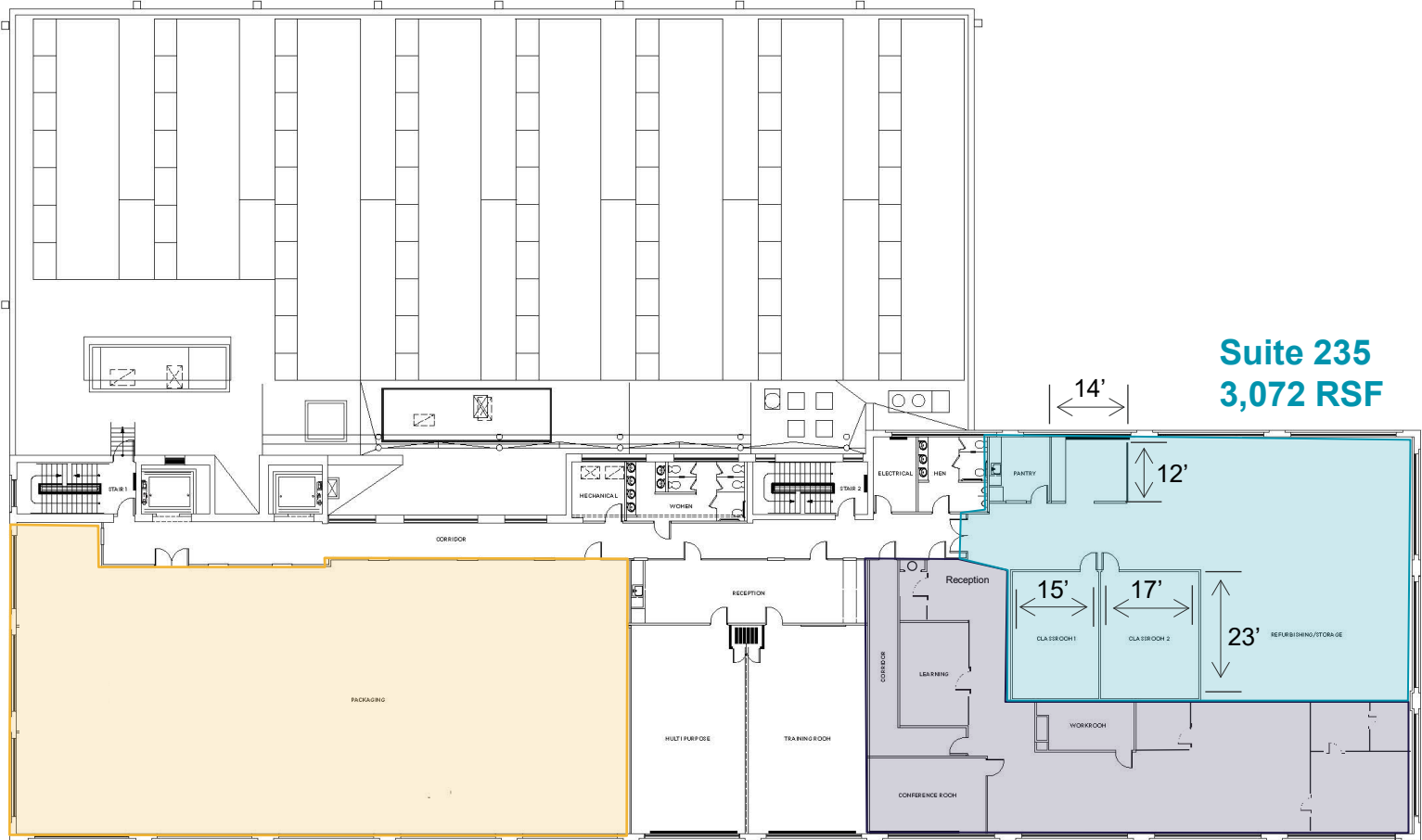
# LOCAL AMENITIES



# 1ST FLOOR PLAN



# 2<sup>ND</sup> FLOOR PLAN



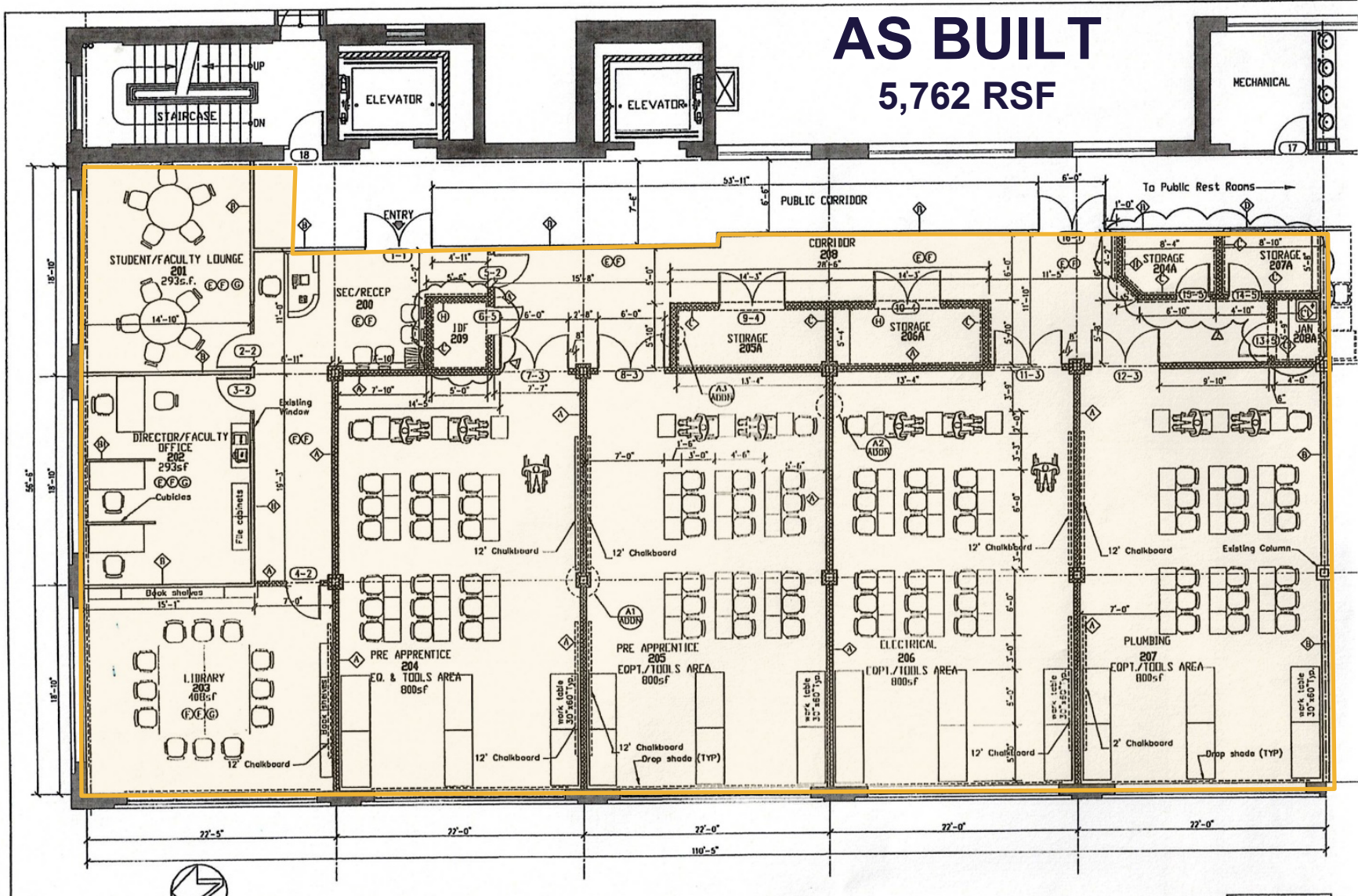
**Suite 235**  
**3,072 RSF**

**Suite 200**  
**5,762 RSF**

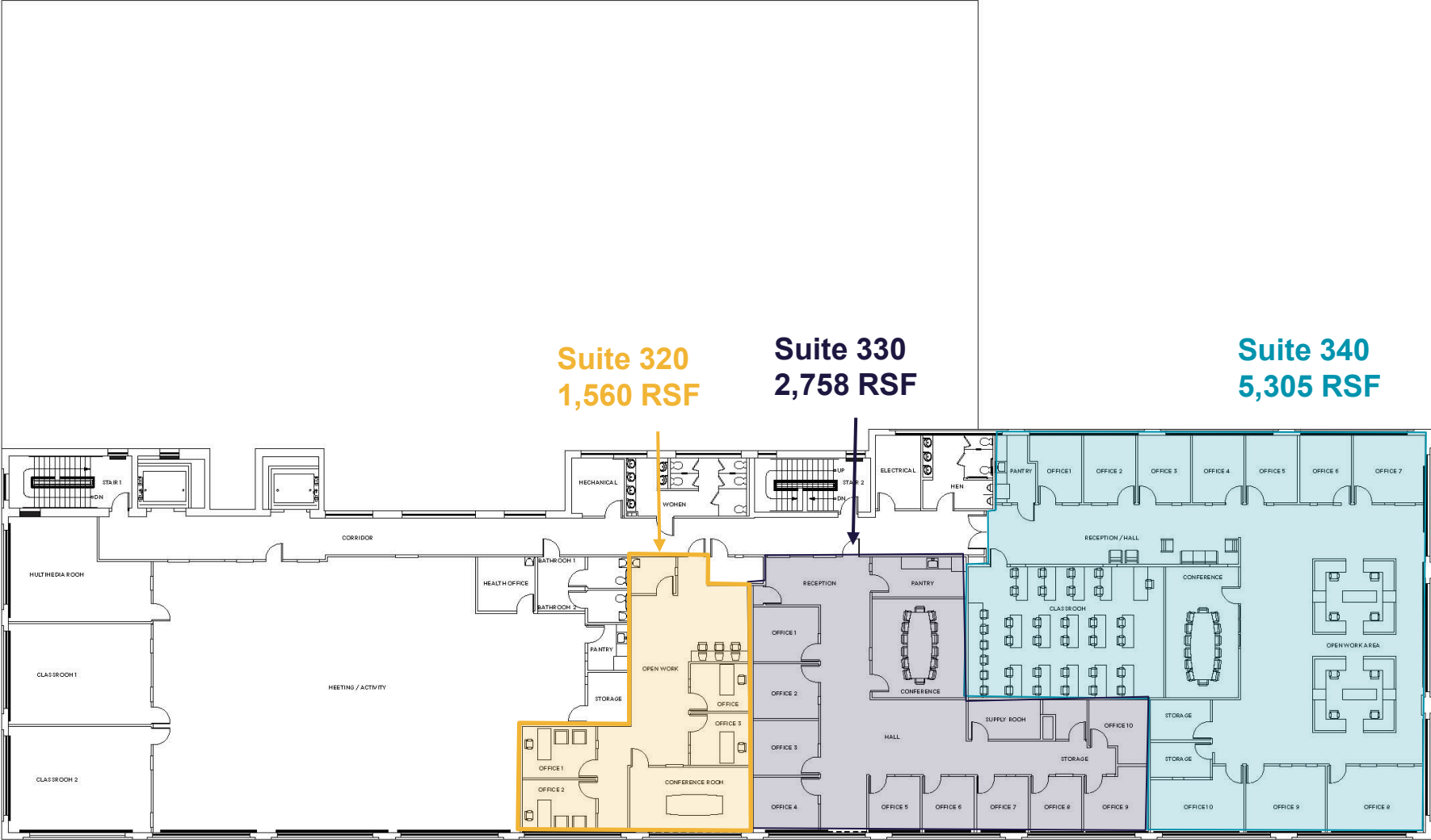
**Suite 260**  
**3,647 RSF**

# 2ND FLOOR PLAN

## SUITE 200 - AS BUILT



# 3<sup>RD</sup> FLOOR PLAN



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