



**BEN  
FREDERICK  
REALTY**

BALTIMORE'S APARTMENT  
PROPERTY SPECIALIST



# DISTINCTIVE OFFICE/RESIDENTIAL CONDOMINIUMS IN THE HEART OF MOUNT VERNON



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*1118-1120 Saint Paul Street, 21202 in Fee Simple  
918 Sq. Ft. – 3,571 Sq. Ft. available. \$85,000- \$195,000*

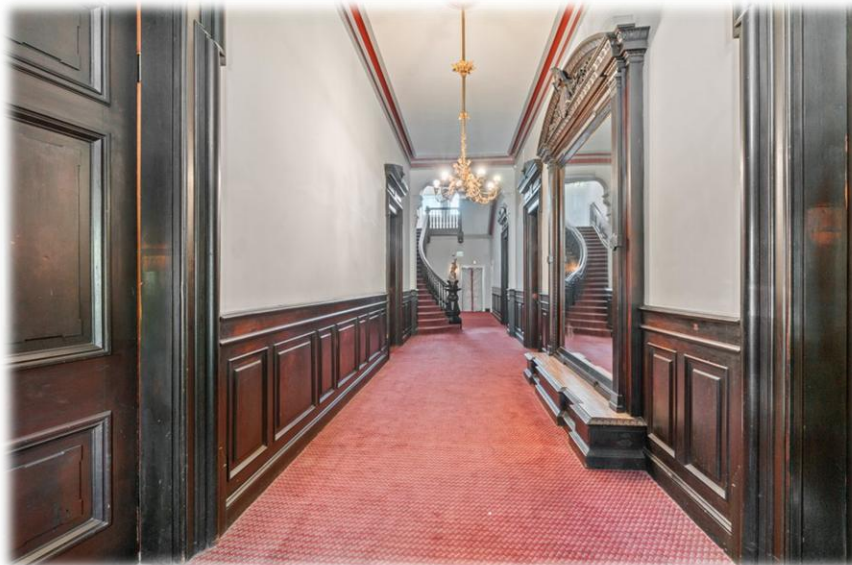
Equal Housing Opportunity: Offered without regard to race, religion, color, creed, sex, marital & family status, disability, and other protected classes. Subject to prior sale & withdrawal at any time in the owner's discretion. Information believed accurate and from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations about the Property, its condition, its components, its financial performance, nor this information. Ben Frederick Realty, Inc. is the Owner's exclusive Broker.

## History:

At the heart of Mount Vernon, 1118 and 1120 Saint Paul Street embody Baltimore's architectural legacy. Designed and once occupied by George A. Frederick – the young prodigy behind Baltimore City Hall and the city's park system – these brownstones reflect both history and craftsmanship. Now, for sale within them are four distinct condominium units: dramatic parlor-level suites with soaring ceilings and ornate detail, alongside expansive lower-level spaces with flexible layouts and private entries. Together, they offer owner-users a rare mix of historic pedigree and practical adaptability in Baltimore's cultural core.



*Vestibule of  
1120 Saint  
Paul*



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## The Offering:

Four condominiums are available within two adjoining historic townhouses on Saint Paul Street, each offering flexible layouts and distinctive character. Ranging from approximately 918 sq. ft. to over 3,300 sq. ft., the units were most recently configured as professional & medical offices, though their size and floorplans also allow for some residential conversion with the addition of kitchens. Together, they provide a spectrum of options – from dramatic parlor-level suites with soaring ceilings and ornate detail, to expansive lower-level spaces with multiple rooms and private street entries.

The properties are part of an established condominium association, with each unit carrying its own deed and monthly fee. Ten deeded parking spaces are also available for purchase, providing a rare convenience in Mount Vernon.



Vestibule of  
1118 Saint Paul



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## Unit 15: 1,102 Sq. Ft.

The crown jewel of the offering, Unit 15 is a parlor-level suite of extraordinary scale and craftsmanship. Soaring 15' ceilings, monumental 9' entry doors, and intricately carved wooden mantels establish a remarkable sense of presence from the moment you arrive. The double parlors are distinguished by burl wood doors and paneling rising to the chair rail, restored in the mid-1990s when the current owner painstakingly stripped decades of shellac to reveal their natural glow.

Light pours through two 11' east-facing windows overlooking Saint Paul Street and additional 9' north-facing windows along Biddle Street, framing the suite with dramatic exposures. At its center, a set of monumental burl-wood double doors — each 11' tall and 4'5" wide, spanning nearly 9' across — divide the rooms with theatrical presence.

Unit 15's cinematic elegance even drew Hollywood: scenes from *The Accidental Tourist* starring Geena Davis, William Hurt, and Kathleen Turner were filmed here. Today, the suite includes a kitchenette and full bath, requiring only the addition of a range or cooktop to be fully residential. With its combination of scale, materials, and provenance, Unit 15 stands as a one-of-a-kind opportunity in Mount Vernon.



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## *Unit 14: 918 Sq. Ft.*

Unit 14 offers an elegant parlor-level suite marked by 14' ceilings in the main rooms and 11' ceilings in both the bathroom and the adjacent room suited for a future kitchen. Its centerpiece is an imported Italian marble mantel, installed during a mid-1990s renovation that emphasized historic character with European detail.

Natural light pours through 11' east-facing windows overlooking Saint Paul Street, accentuating the vertical scale of the rooms and their decorative trim. While no kitchenette is currently in place, the layout includes a room that could be easily adapted into a kitchen, creating flexibility for future residential use.



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### *Unit 3: 3,571 Sq. Ft.*

The largest of the offerings, Unit 3 encompasses 3,571 sq. ft. across 16 rooms with two half baths. Located on the lower level with a direct entrance from Biddle Street, this suite was most recently configured as a physical therapy office. Its layout features a series of smaller rooms and treatment areas, offering flexibility for professional or creative use.

While not as architecturally ornate as the parlor-level suites, Unit 3 provides an expansive footprint that could support a variety of purposes — from office use to live/work adaptation with the addition of a kitchen. Its private street entry and scale make it a practical option for owner-users seeking functionality with room to customize.

Unit 3 also connects internally to Unit 1, creating the option to combine the two for a total of ~5,508 sq. ft. This assemblage blends multiple private entries with expansive floor area, adaptable for larger-scale office use.



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## Unit 1: 1,937 Sq. Ft

Unit 1 offers 1,937 sq. ft. across nine rooms with a half bath, entered directly from Saint Paul Street at the lower level. Formerly part of a physical therapy office, the suite's series of rooms lend themselves to professional use or reconfiguration for a live/work setting with the addition of a kitchen.

Unit 1 connects internally to Unit 3 alongside, creating the option for a combined footprint of ~5,508 sq. ft. across Units 1 and 3. With its multiple entry points and flexible layout, Unit 1 serves as a key link within the larger offering.



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**OFFERING PRICES**  
**1 1 1 8 - 1 1 2 0 S A I N T P A U L S T R E E T**

Suite	Sq. Ft.	Price	Contiguous	Price Per Sq. Ft.	Baths
1	1,937	\$ 85,000	Yes	\$ 51.63	1 Half
3	3,571	\$ 145,000	Yes	\$ 50.41	2 Half
14	918	\$ 174,000	No	\$ 212.42	1 Full
15	1,102	\$ 195,000	No	\$ 204.17	1 Full

Parking: \$15,000/Spot, 10 Spots Available

**1 1 1 8 - 1 1 2 0 S A I N T P A U L S T R E E T**

**Monthly Condo Fees**

Suite	Sq. Ft.	Fee/Month
1	1,937	\$ 742.21
3	3,571	\$ 1,367.61
14	918	\$ 353.36
15	1,102	\$ 424.33

**Utilities:**

The condominium association covers the cost of water, sewer, trash removal, and other essential utilities for the Common Elements. Heating and cooling systems vary by unit: Unit 14 is served by self-contained gas furnaces with central air conditioning; Unit 1 also features a self-contained system supplemented by a ductless mini-split, once used to cool the server room.



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