

1125 S CHARLES ST
BALTIMORE, MD 21230



MIXED USE PROPERTY FOR SALE

presented by:

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PRESENTED BY

Cody Chamberlain, Principal & Co-Founder

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
Price / SF:	\$344.16
Cap Rate:	6.7%
NOI:	\$83,703
Lot Size:	2,182 SF
Year Built:	1920
Building Size:	3,632 SF
Zoning:	C-1
Units	3
Liquor License	Tenant
Apartment Mix	2 Bed - 2 Bath 1 Bed - 2 Bath
Retail Rent Escalations:	3%

PROPERTY OVERVIEW

CO-LISTED WITH CAROLINE NOWELL - FULLY OCCUPIED - DOUBLE LOT. 1125 S Charles presents an exceptional opportunity for retail/street retail investors as this property is an impressive 3,632 SF building offering three units, ideal for a variety of retail or commercial uses. Built in 1920, the property exudes a timeless charm while boasting modern amenities and potential for customization. Zoned C-1, it is strategically positioned in the bustling Baltimore area, providing high visibility and access to a diverse customer base. Whether seeking a flagship location or a prime investment opportunity, this property's prime location and flexible layout make it a compelling choice for retail entrepreneurs and investors alike. The property mix is: two apartments on the second level and a restaurant on the first level, presenting multiple revenue streams for an investor. Apartment A and apartment B are located on the second floor. They are both newly renovated and have upscale taste. Apartment A has one (1) bedroom with two (2) full bathrooms. Apartment B has two (2) bedrooms with two (2) full bathrooms. The restaurant has a full kitchen, and bar, and dining area. Liquor license is owned by tenant.

LOCATION OVERVIEW

Located in the vibrant neighborhood of Federal Hill, the area surrounding the property offers a dynamic mix of cultural, culinary, and entertainment attractions. Nearby, the iconic Inner Harbor beckons with its picturesque waterfront, world-class dining, and shopping options. The location provides convenient access to major highways and public transportation, as well as proximity to renowned institutions such as the University of Maryland and Johns Hopkins University. Investors will appreciate the area's diverse and growing economy, with a strong emphasis on healthcare, education, and technology sectors. This thriving urban hub presents an enticing opportunity for mixed-use building investors seeking a lively and connected business environment.

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PROPERTY DETAILS

Sale Price	\$1,250,000
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PROPERTY INFORMATION

Property Type	Retail Residential
Property Subtype	Street Retail
Zoning	C-1
Lot Size	2,182 SF
APN #	0950041
Lot Depth	750 ft
MLS #	MDBA2133162

LOCATION INFORMATION

Street Address	1125 S Charles St
City, State, Zip	Baltimore, MD 21230
County	Baltimore City

BUILDING INFORMATION

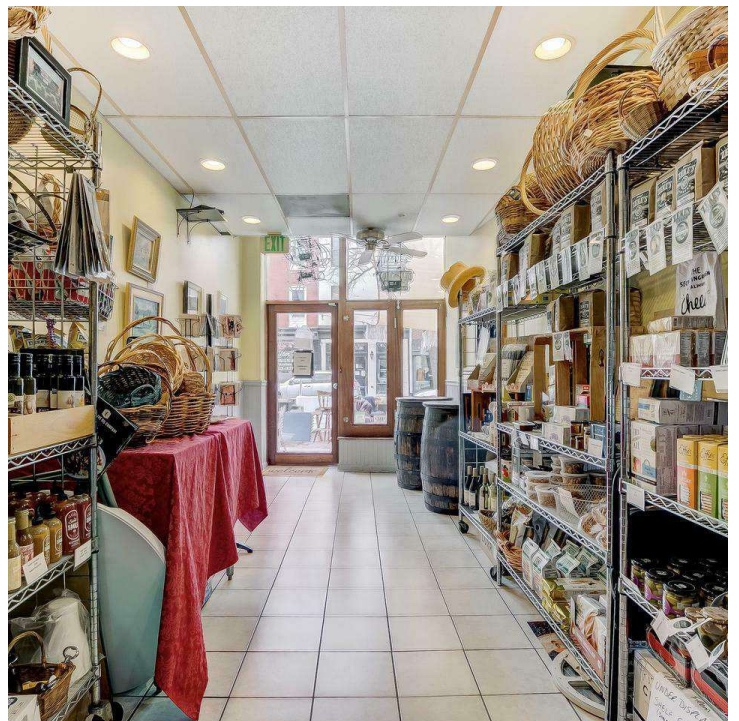
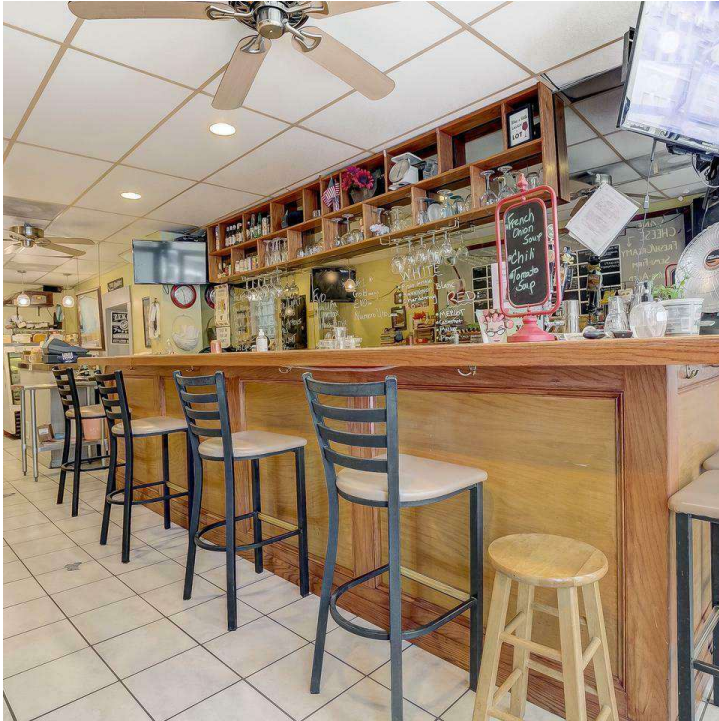
Building Size	3,632 SF
NOI	\$83,703.42
Cap Rate	6.7
Number of Floors	3
Year Built	1920
Number of Buildings	2

PARKING & TRANSPORTATION**UTILITIES & AMENITIES**

Gas / Propane	Yes
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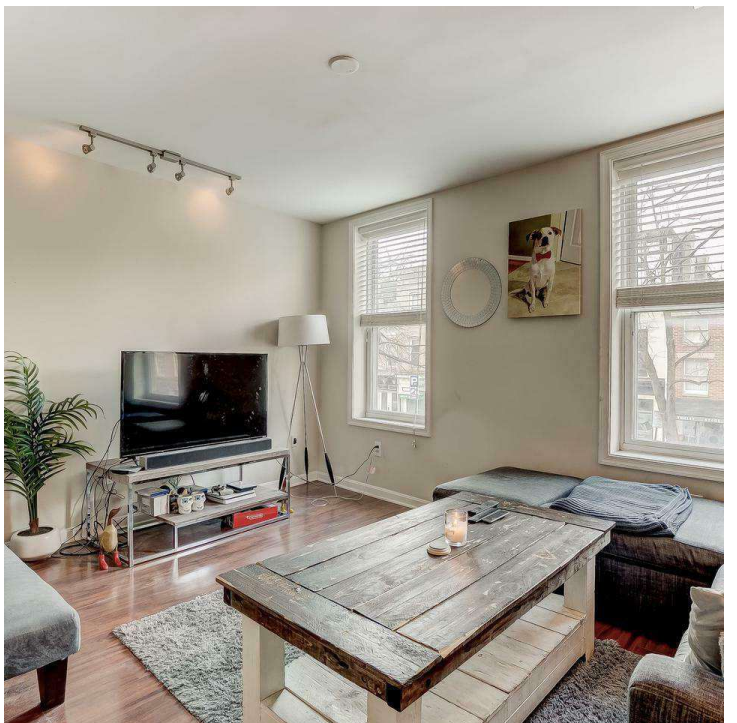
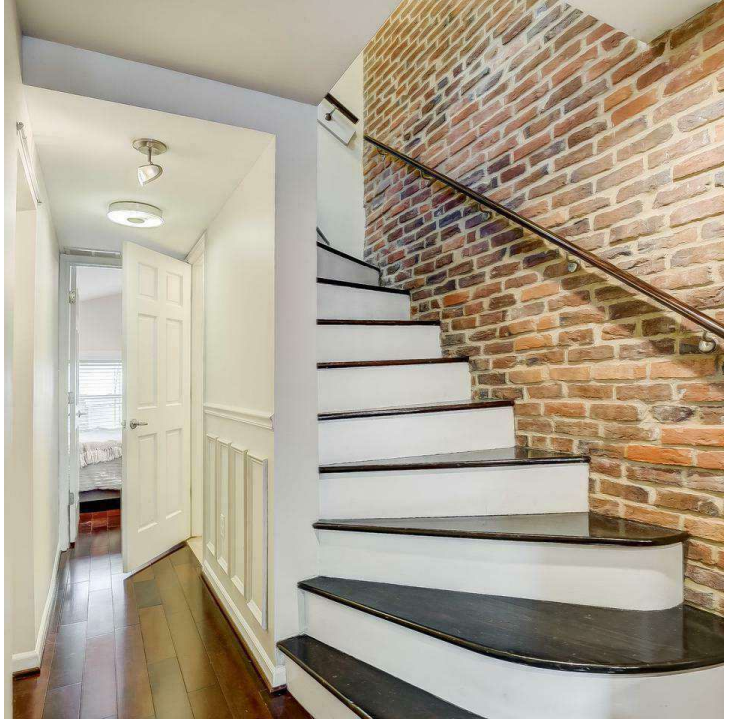
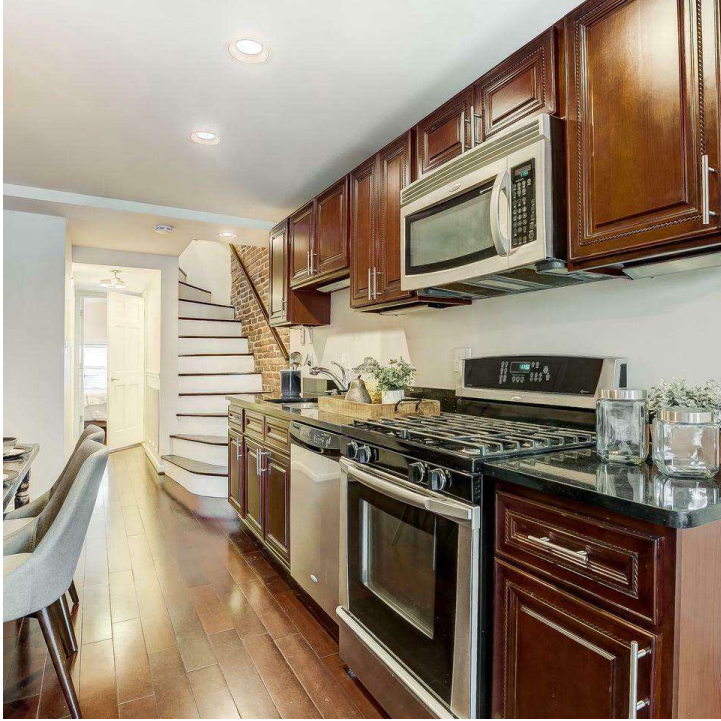
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ADDITIONAL PHOTOS



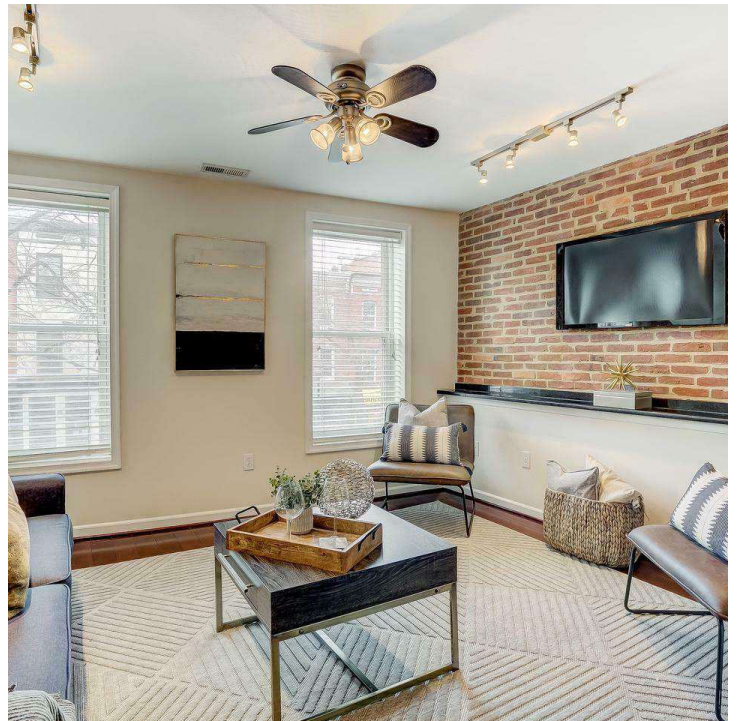
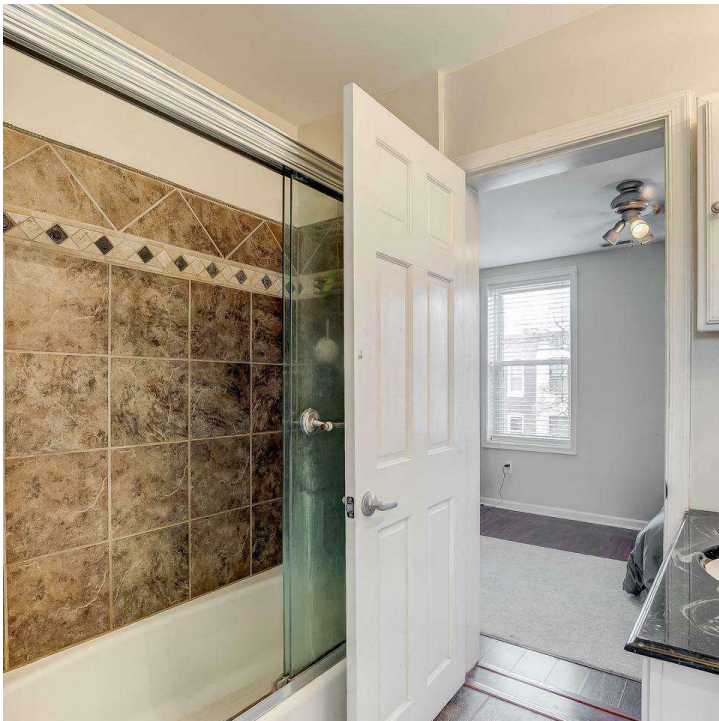
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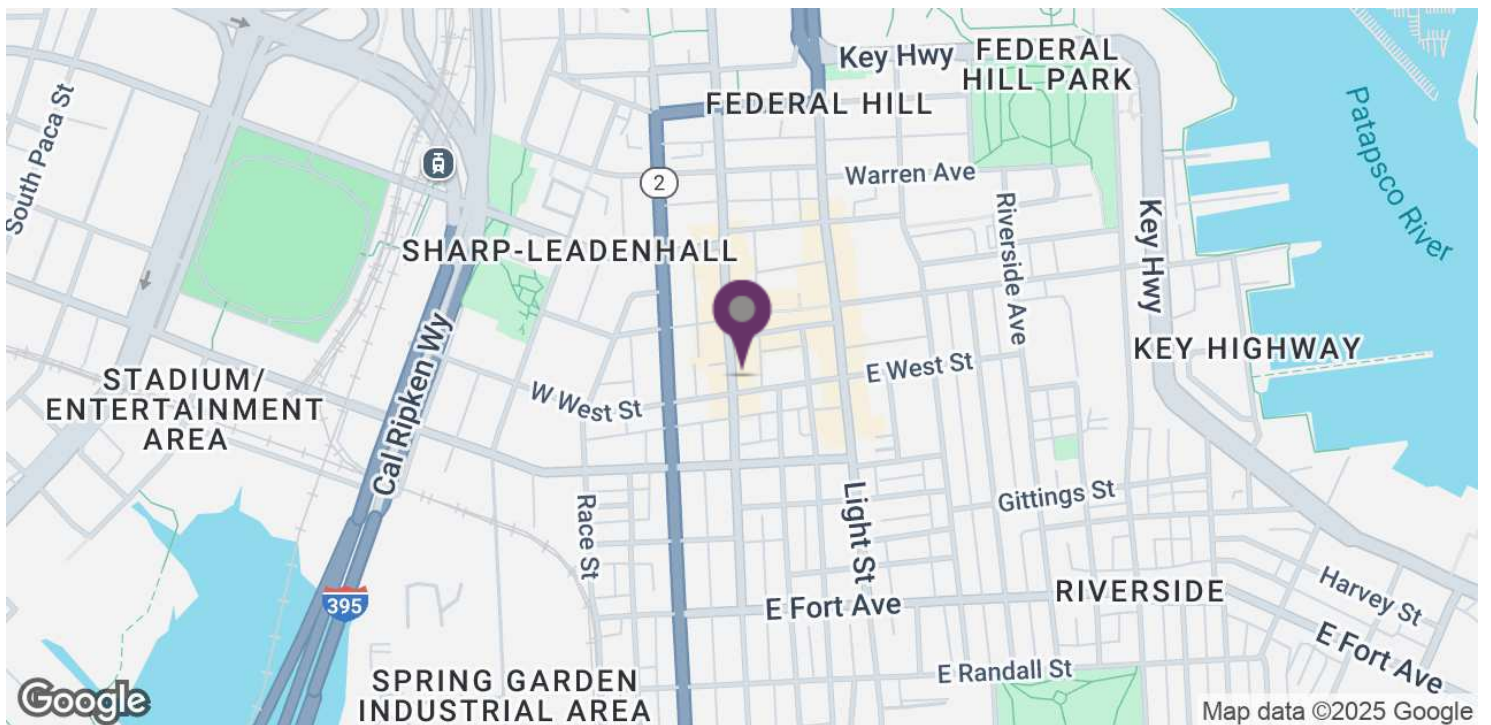
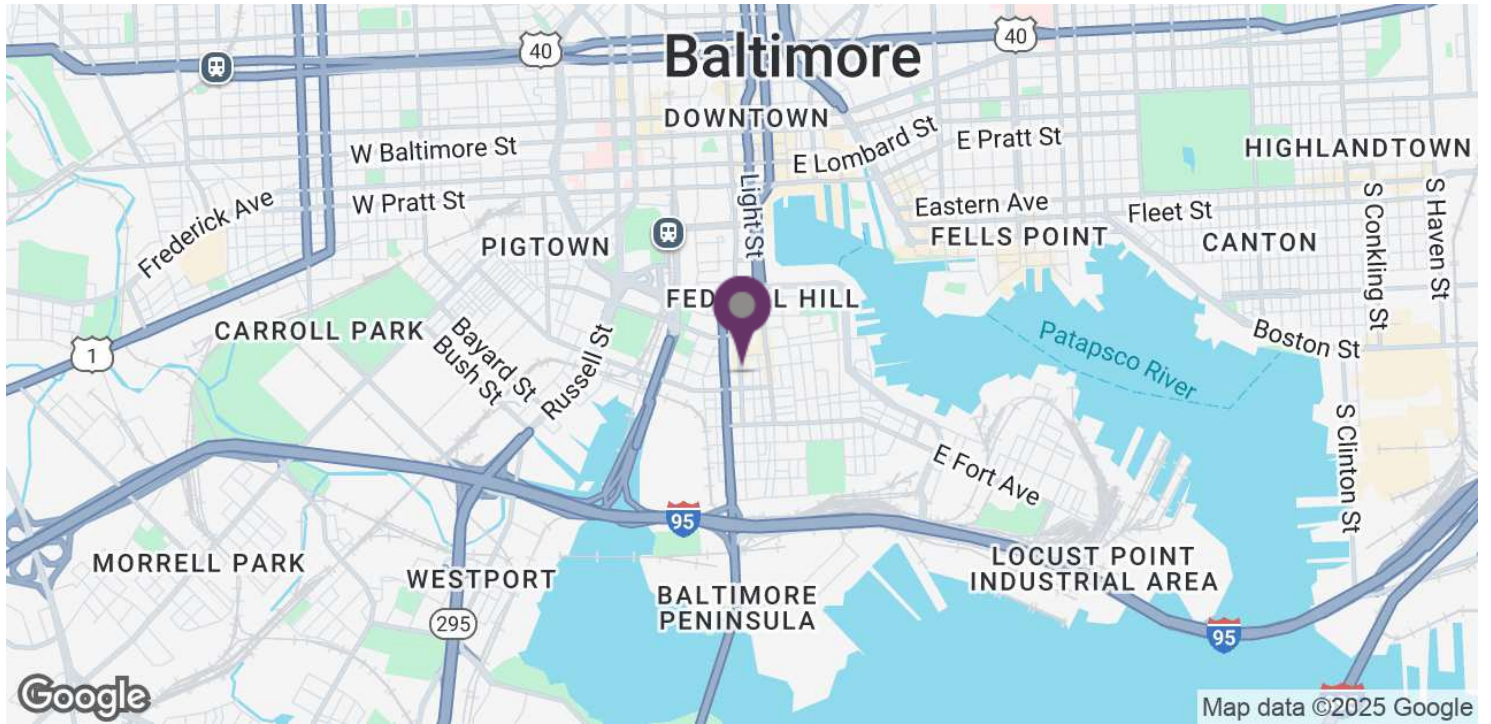
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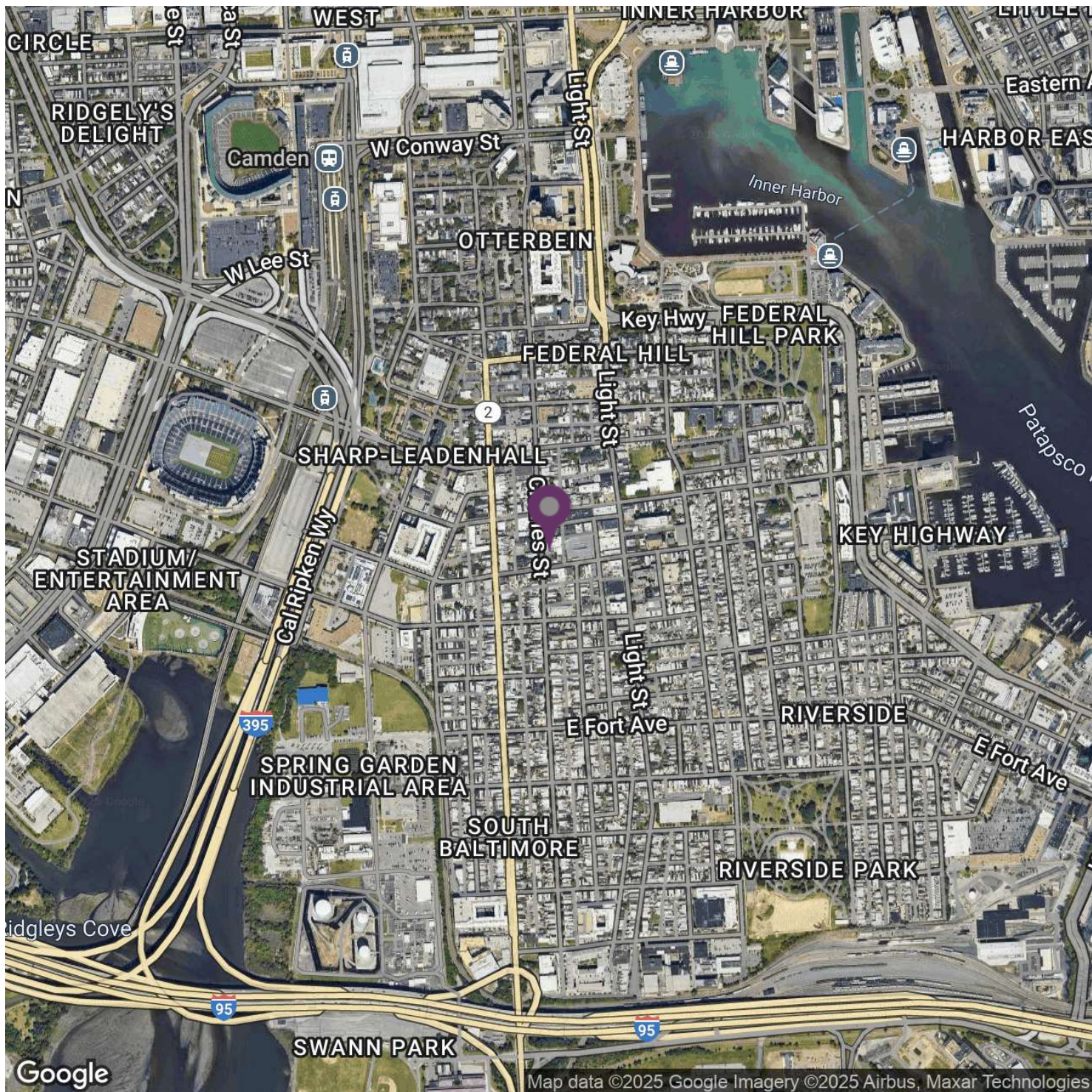
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REGIONAL MAP



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AERIAL MAP



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2EW RETAILER MAP



NEIGHBORHOOD RETAIL

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FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,250,000
Price per SF	\$344
Price per Unit	\$416,667
GRM	14.27
CAP Rate	6.70%
Cash-on-Cash Return (yr 1)	6.70%
Total Return (yr 1)	\$83,703

OPERATING DATA

Gross Scheduled Income	\$87,600
Other Income	\$3,897
Total Scheduled Income	\$91,497
Gross Income	\$91,497
Operating Expenses	\$7,793
Net Operating Income	\$83,703
Pre-Tax Cash Flow	\$83,703

FINANCING DATA

Down Payment (25%)	\$312,500
Loan Amount	\$937,500
Interest Rate	6.55%

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INCOME & EXPENSES

INCOME SUMMARY

Apartment A	\$17,400
Apartment B	\$19,800
Retail	\$50,400
Retail Taxes Reimbursement	\$3,897

GROSS INCOME

\$91,497

EXPENSES SUMMARY

2024/2025 Taxes	\$7,793
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OPERATING EXPENSES

\$7,793

NET OPERATING INCOME

\$83,703

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Cheese Galore	2,000 SF	55.07%	\$25.20	\$50,400	-	May 2026
-	Apartment A	795 SF	21.89%	\$21.89	\$17,400	-	MTM
-	Apartment B	837 SF	23.05%	\$23.66	\$19,800	-	MTM
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
TOTALS		3,632 SF	100.01%	\$70.74	\$87,600		
AVERAGES				\$23.58			

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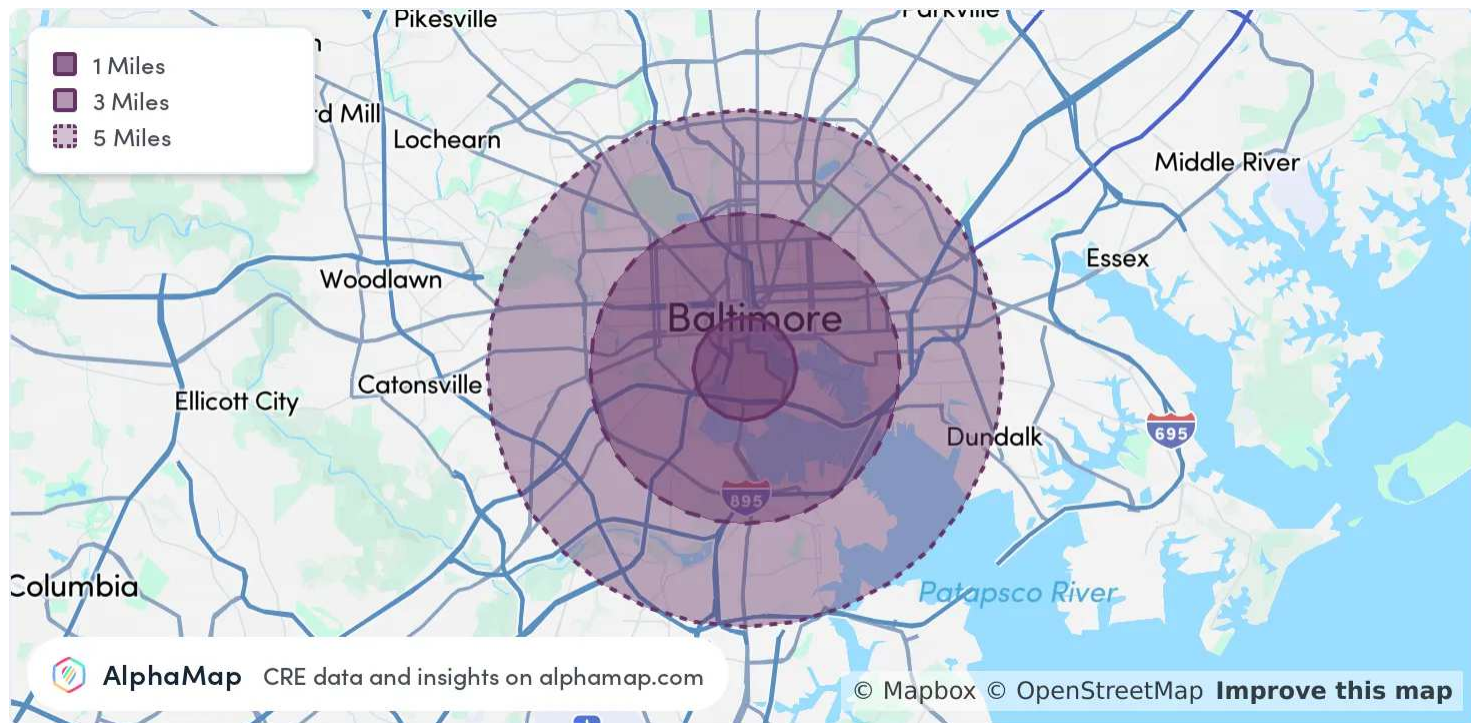
DEMOGRAPHICS

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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,424	216,162	459,807
Average Age	37	38	39
Average Age (Male)	37	37	38
Average Age (Female)	37	38	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,760	100,357	199,831
Persons per HH	1.8	2.2	2.3
Average HH Income	\$138,459	\$88,178	\$84,260
Average House Value	\$425,564	\$277,230	\$253,348
Per Capita Income	\$76,921	\$40,080	\$36,634

Map and demographics data derived from AlphaMap