



**SELF STORAGE FACILITY WITH 145 STORAGE UNITS  
IN BALTIMORE CITY**

**3305 ESTHER PLACE**  
BALTIMORE, MD 21224



### **THE OFFERING - CALL FOR OFFERS**

- Foreclosure Sale
- All offers are due 6/17/2026 by 2pm ET
- Submit offers with buyers proof of financial capability at [www.ForeclosureAuctions.com](http://www.ForeclosureAuctions.com)

**PROPERTY VIEWING:** Contact Kurt at [kurt@prodigyprop.com](mailto:kurt@prodigyprop.com) to schedule a tour.

**KURT POLTER**  
Prodigy Properties  
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# PROPERTY OVERVIEW



**NUMBER OF STORAGE UNITS:** 145



**LOT SIZE:** 1.339 acres



**BUILDING SIZE:** 28,152 SF



**NUMBER OF BUILDINGS:** 5



**YEAR BUILT:** 1920



**CONSTRUCTION:** Brick, Cinder Block



**ROOF:** Various, Flat



**FOUNDATION:** Slab



**DEDICATED LEASING OFFICE**



**PARKING:** Surface

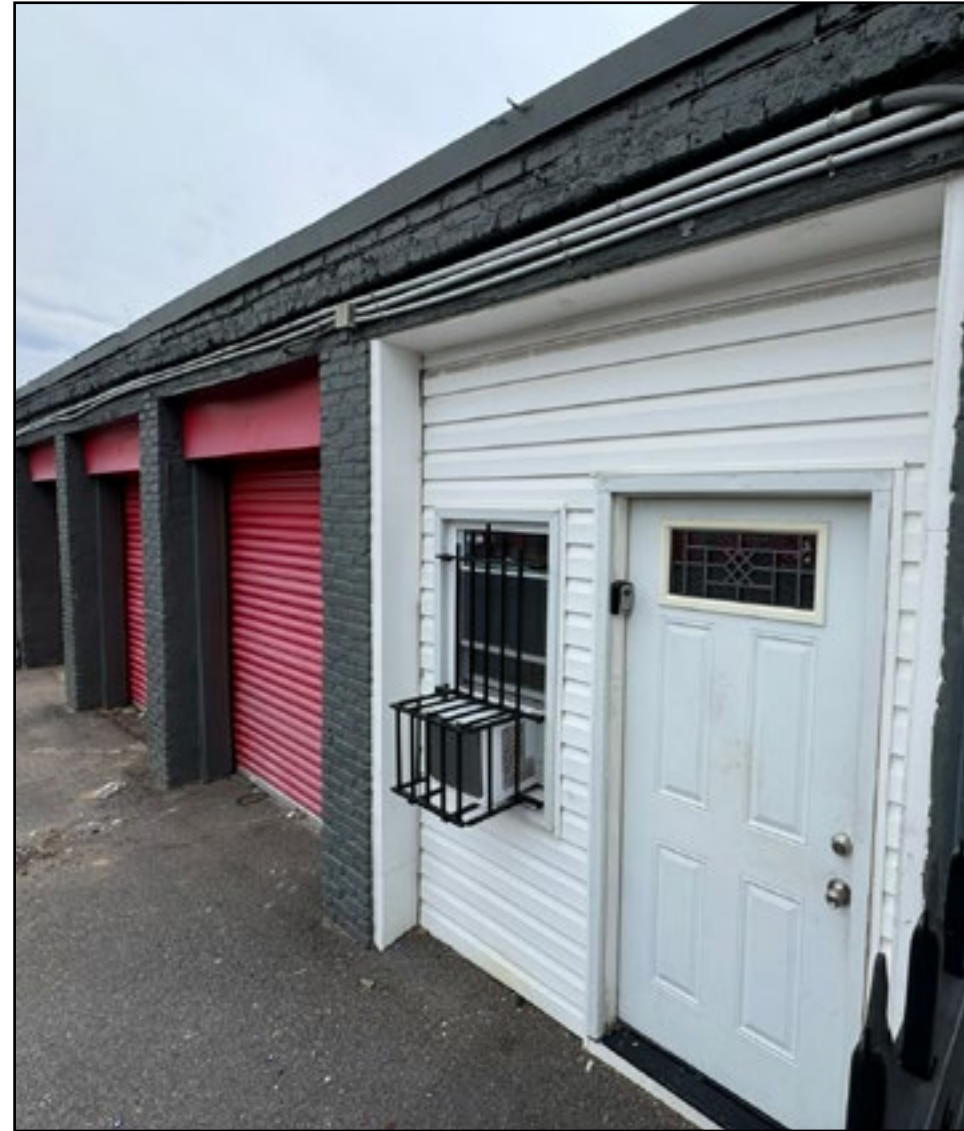
**PARKING RATIO:** 0.35 / 1000 SF



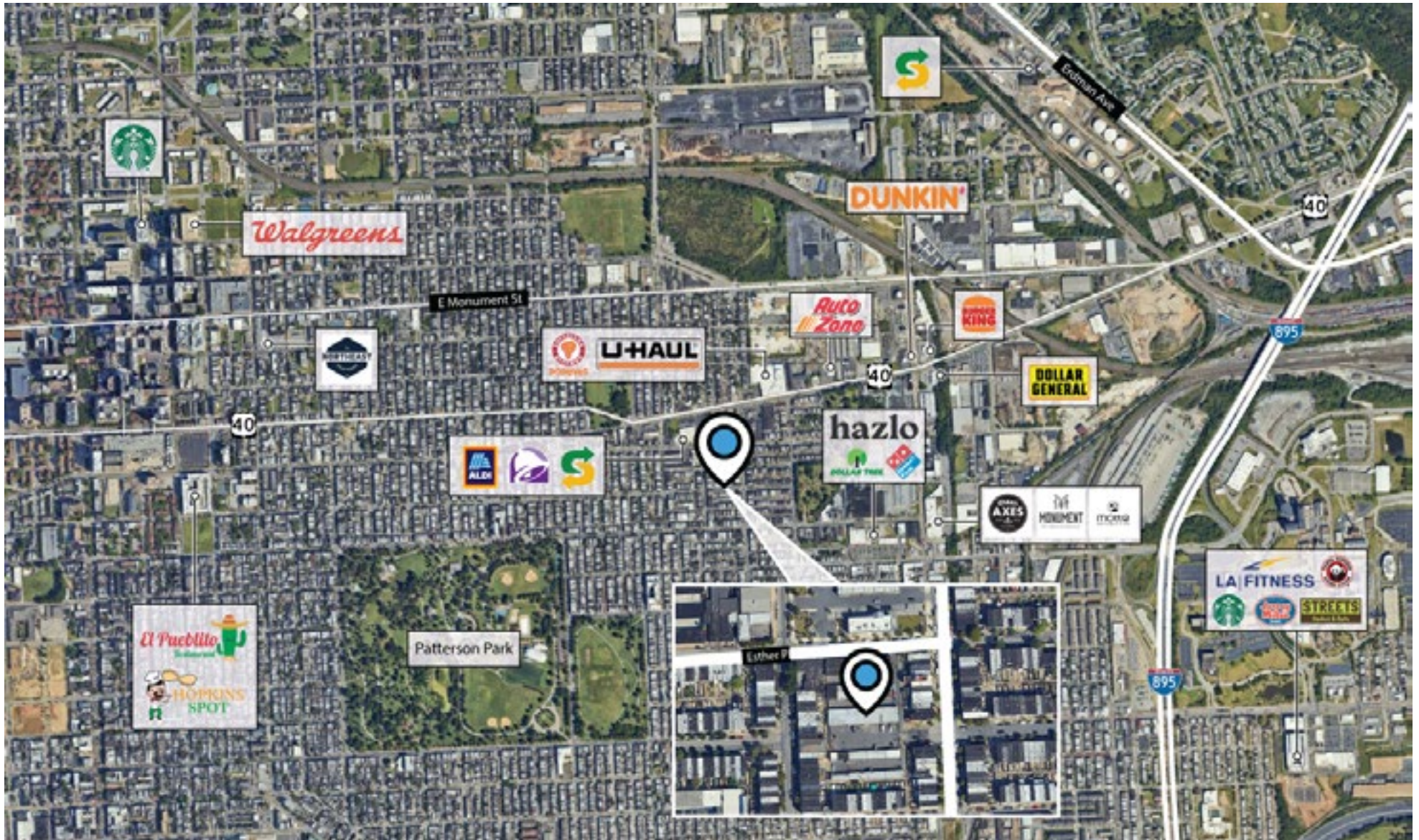
# HIGHLIGHTS



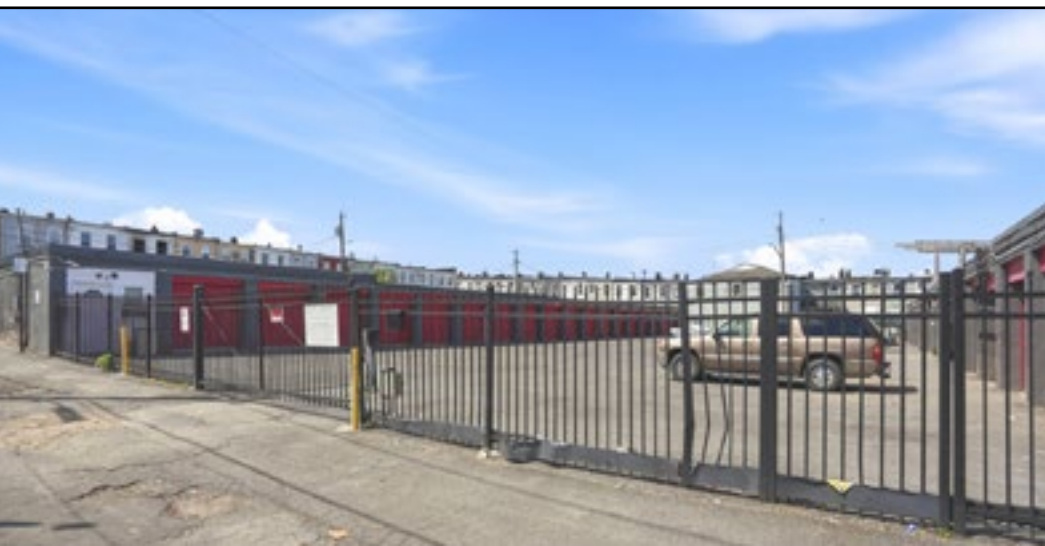
- **SELF-STORAGE FACILITY IN BALTIMORE CITY:** Located at 3305 Esther Place within Baltimore City, offering infill exposure in a dense urban market with limited new storage supply.
- **ESTABLISHED URBAN LOCATION:** Positioned near major residential neighborhoods and employment centers, supporting consistent demand from renters, homeowners, and small businesses.
- **R-8 ZONING (RESIDENTIAL MULTI-FAMILY, HIGH DENSITY):** Zoning supports long-term optionality, including continued storage use and potential future redevelopment, subject to approvals.
- **STRONG MARKET FUNDAMENTALS:** Baltimore City benefits from high renter density, older housing stock, and constrained on-site storage, all of which support self-storage demand.
- **FUNCTIONAL ASSET TYPE:** Self-storage facilities offer operational simplicity, low tenant improvement costs, and diversified rent rolls.
- **VALUE-ADD & OPERATIONAL UPSIDE:** Opportunity to enhance performance through rent optimization, improved management, technology integration, or marketing initiatives (subject to current operations).
- **INFILL REAL ESTATE WITH BARRIER TO ENTRY:** Urban infill location and zoning complexity limit new competitive supply in the immediate area.
- **ATTRACTIVE INVESTOR PROFILE:** Suitable for owner-operators, regional storage platforms, or investors seeking exposure to a defensive asset class with long-term demand drivers.



# AREA MAP



# PROPERTY PHOTOS



# DEMOGRAPHICS & MARKET OVERVIEW



2025 Summary	1 Mile	3 Miles	5 Miles
Population	40,760	209,075	482,073
Households	17,766	98,517	212,279
Families	8,352	41,934	102,150
Average Household Size	2.29	2.08	2.20
Owner Occupied Housing Units	9,093	38,687	97,730
Renter Occupied Housing Units	8,673	59,830	114,549
Median Age	33.1	34.4	35.9
Median Household Income	\$88,205	\$67,895	\$64,116
Average Household Income	\$117,132	\$96,662	\$89,688

2030 Summary	1 Mile	3 Miles	5 Miles
Population	39,623	209,074	477,253
Households	17,660	101,020	214,335
Families	8,246	42,323	101,986
Average Household Size	2.24	2.02	2.15
Owner Occupied Housing Units	9,415	40,496	101,510
Renter Occupied Housing Units	8,244	60,524	112,825
Median Age	33.7	35.2	37.0
Median Household Income	\$101,814	\$74,209	\$69,871
Average Household Income	\$129,216	\$106,116	\$98,991

The East Baltimore area where this facility is located is a diverse urban district defined by historic rowhomes, institutional anchors, and ongoing redevelopment. The area includes established residential neighborhoods, neighborhood retail corridors, and major medical and educational facilities, creating steady daily activity. Its proximity to the Inner Harbor and central business district keeps it closely tied to the city's economic core.

East Baltimore benefits from strong connectivity via I-83, I-895, US-40, and several primary arterial roads, providing efficient access for residents, contractors, and small business owners. Nearby employment centers such as Johns Hopkins Hospital and related research facilities contribute to consistent housing turnover and apartment living, both of which drive demand for supplemental storage space.

For self storage users, the area offers practical advantages: dense housing with limited in-home storage, ongoing renovation activity, and a growing base of renters and entrepreneurs. Whether accommodating moves, renovations, business inventory, or seasonal items, East Baltimore's central location and population density support reliable, recurring demand for secure and conveniently located storage solutions.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.





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