

1.79 Acre Church Property with Cash Flow & Development Potential



GREATER CHURCH OF THE RISEN SAVIOR

5615 The Alameda
Baltimore, MD 21239



COLDWELL BANKER
REALTY



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OFFERING

The Martin Home Group and CB Realty are pleased to present the opportunity to acquire the Greater Church of the Risen Savior, a versatile 1.79-acre campus situated in the established Woodbourne Heights neighborhood of Baltimore. This unique asset combines a substantial 12,000 SF special-use facility with a significant land footprint, offering both immediate utility for an owner-user and long-term value via strategic redevelopment.

Originally designed to support a vibrant community, the improvements include a 300-seat sanctuary, a 60-person fellowship hall with a commercial-grade kitchen, five private offices, and two conference suites. The property is further enhanced by 20+ paved parking spaces across two lots. Recent upgrades include roof, oil heating system, boilers, hvac, and water heater.

The investment is further de-risked by immediate cash flow from a strategic parking lease with the neighboring Bank of America, providing a unique covered-land-play advantage during any potential transition or redevelopment phase.

Situated in Central Baltimore, the campus occupies a high-visibility position directly across from The Alameda Marketplace and less than one mile from MedStar Good Samaritan Hospital. The site benefits from exceptional connectivity to major commuter corridors and public transit, placing it at the center of a dense residential and retail hub. As Baltimore continues to prioritize adaptive reuse and neighborhood revitalization, this 1.79-acre footprint offers a rare, scalable opportunity for institutional or community-driven reinvestment in a high-demand submarket.



PROPERTY INFORMATION

Property Details

- 12,010 sq. ft. building
- 1.79 Acres
- Current Use: Church
- Zoning: R5
- Parking Spaces: 20+ on 2 paved lots
- 300 Person Sanctuary
- 2 Conference Rooms
- 5 Offices
- 60 Person Eating Hall with Commercial Kitchen
- 5 bathrooms

Utilities & Systems

- Oil tank (500 gal.) (2025)
- Triple Zone Boiler System (2022)
- 10k BTU HVAC System (2016) (Sanctuary)
- Roof ~10 Years Old
- Water Heater (50 gal.) (2024)
- Updated Security System
- Electric: BGE
- Water & Sewer: Baltimore City

Parking Lot Lease

- Leased to neighboring Bank of America Branch
- Lease Start: 7/1/24
- Lease End: 6/30/29
- Term: 5 years
- Monthly Lease: \$3,450
- Annual lease: \$41,400
- Gross Lease: \$207,000



↓ **Good Samaritan Hospital**



↙ **Downtown Baltimore**





300 PERSON SANCTUARY



OFFICE SPACE (5) and CONFERENCE ROOMS (2)

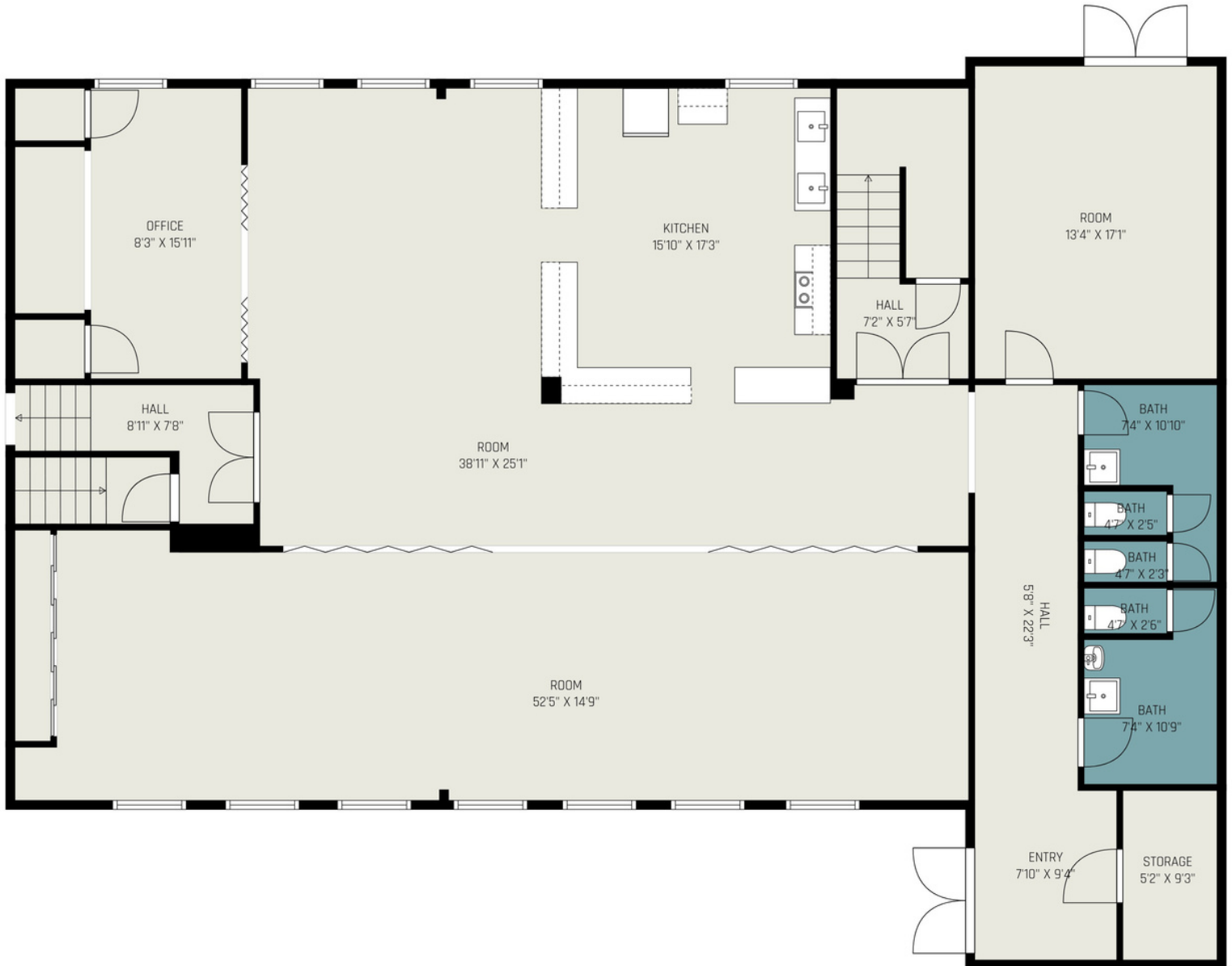


60 PERSON EATING HALL WITH KITCHEN



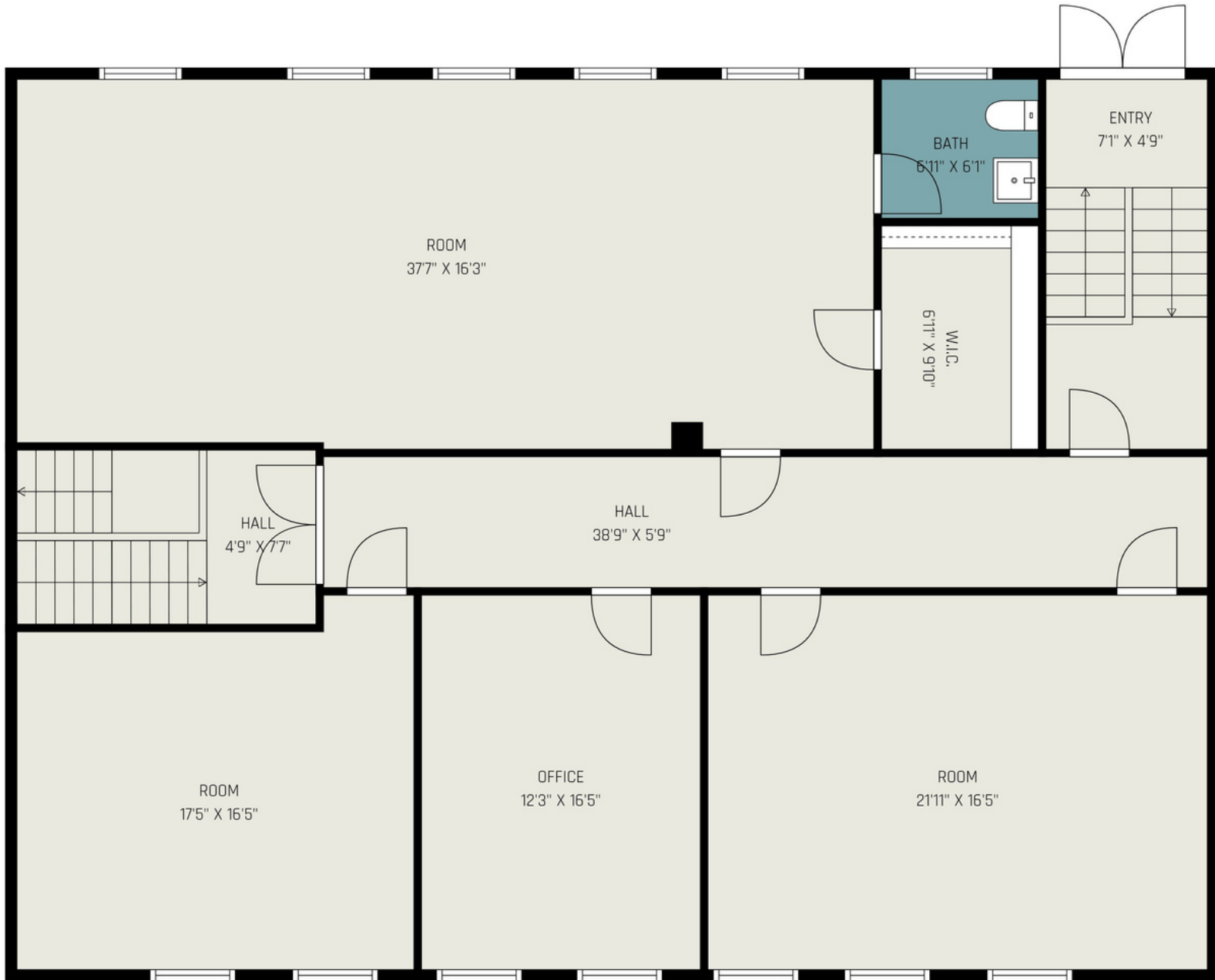
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FLOORPLAN LOWER LEVEL



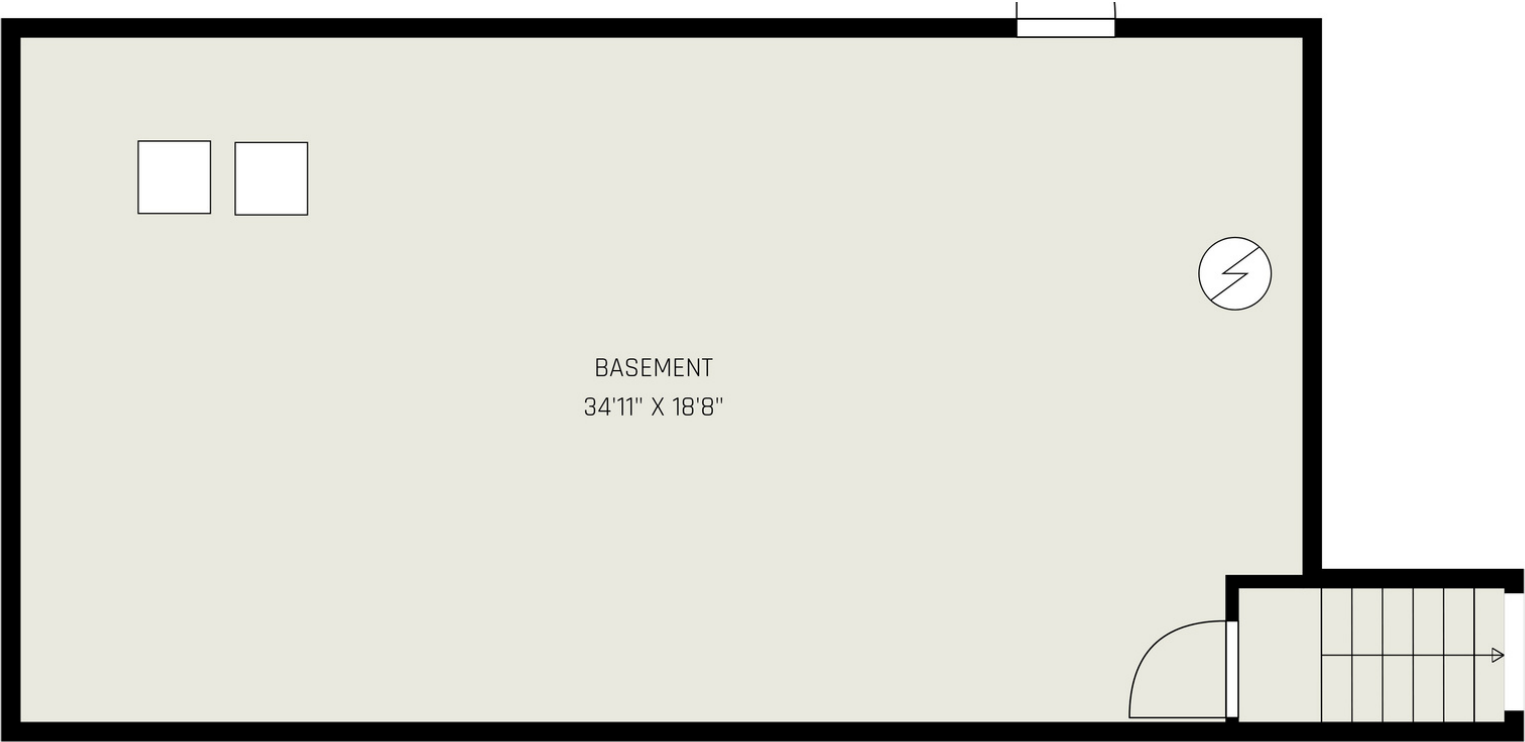
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FLOORPLAN UPPER LEVEL



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FLOORPLAN BASEMENT



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LOCATION

A map of the Baltimore, Maryland area, centered on the location of MedStar Good Samaritan Hospital, marked with a red pin and labeled 'SITE'. Concentric circles are drawn around the site, indicating distances of 1 MI, 3 MI, and 5 MI. The map shows various landmarks, including universities (Towson University, Loyola University, Johns Hopkins University, Morgan State University, Coppin State University, University of Baltimore, UMD Baltimore), hospitals (Greater Baltimore Medical Center, Johns Hopkins Hospital, Johns Hopkins Bayview Medical Center, Penn Station, Camden Yards M&T Bank Stadium, Under Armour World HQ), museums (Baltimore Museum of Art, Walters Art Museum), and parks (Lake Roland Park, Cylburn Arboretum, Canton Waterfront Park). Major highways (Interstates 83, 695, 95, 40, 295) and local roads (BYP 40, 295, 2) are also shown. The Patapsco River is visible at the bottom of the map.

DEMOGRAPHICS NEAR 5615 THE ALAMEDA

	1 MILE	3 MILE	5 MILE
2024 Total Population	29,716	197,330	504,197
2029 Population	28,684	193,254	499,618
Pop Growth 2024-2029	(3.47%)	(2.07%)	(0.91%)
Average Age	41	39	40
2024 Total Households	12,600	80,569	212,134
HH Growth 2024-2029	(3.63%)	(2.24%)	(1.01%)
Median Household Inc	\$66,962	\$74,531	\$66,253
Avg Household Size	2.20	2.20	2.20
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$215,714	\$273,977	\$272,750
Median Year Built	1953	1950	1952

PUBLIC TRANSPORTATION

Transportation

Transit/Subway

Coldspring Lane MTA	12 min drive	4.1 mi
Mount Washington MTA	11 min drive	4.0 mi
Falls Road MTA	12 min drive	4.5 mi
Woodberry MTA	13 min drive	4.3 mi
Mta Light Rail Division	14 min drive	5.0 mi

Commuter Rail

Penn Station MTA	13 min drive	4.5 mi
Camden Station Marc	18 min drive	6.4 mi
West Baltimore Marc Sb	19 min drive	7.1 mi
Martin Airport Marc Nb	26 min drive	13.0 mi
Halethorpe Marc Nb	31 min drive	12.0 mi

Airport

Baltimore/Washington International Thurgood Marshall BWI	34 min drive	15.9 mi
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Bus Stops out front and directly across from the property - less than 1 min walk
LocalLink routes providing direct access to Downtown Baltimore and Towson

Data via LoopNet

R5 ZONING

The subject property is located within an R-5 Residential Zoning District in Baltimore City, which is intended to support moderate-density residential development within established urban neighborhoods.

Permitted Residential Uses

- Single-family attached dwellings (rowhomes)
- Two-family dwellings (duplexes)
- Multifamily dwellings (subject to density and lot size requirements)
- Accessory dwelling units (ADUs), subject to standards

Institutional Uses

- Religious facilities (existing use)
- Schools and community-serving uses (subject to approval)

Zoning Intent

- Promote traditional rowhouse development
- Encourage compatible infill within existing neighborhoods
- Support limited institutional and community uses



Development Potential

The property's approximately 1.79-acre site presents a range of premier infill residential and institutional development opportunities, subject to zoning compliance and design considerations.

By-Right Residential Density Standards

- Single-Family Rowhomes: Approx. 1,500 SF per unit
- Two-Family Dwellings (Duplexes): Approx. 2,500 SF per unit
- Multifamily Dwellings: Approx. 2,500 SF + 500 SF per additional unit

Development Guidelines & Controls

- Height: Maximum building height of approximately 35 feet (3 stories), providing for traditional rowhouse or garden-style multifamily profiles.
- Parking: Standard requirement of 1.0 space per dwelling unit; potential for reductions based on transit proximity.
- Scale: The 1.79-acre footprint offers rare horizontal scale, allowing for optimized site planning, rear-yard setbacks, and high-efficiency parking ratios.

The R-5 zoning framework, combined with the site's substantial acreage, supports a variety of high-yield exit strategies ranging from a market-rate rowhome community to a comprehensive institutional campus conversion or adaptive reuse project.



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**FOR MORE INFO
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