



HISTORIC DOWNTOWN BUILDING FOR SALE

MULTIFAMILY / OFFICE / RETAIL OPPORTUNITY

DOUGLAS KAUFMAN
BROKER & FOUNDER
410-952-3290
dkaufman@claritycre.com

CLARITY COMMERCIAL REAL ESTATE
443-CRE-1054
210 S. Collington Ave | Baltimore, MD 21231
www.claritycre.com

Property Highlights

- » 7,810 SF total building area
- » 5-story historic structure
- » Multifamily + Retail + Office
- » Basement + elevator access
- » Rooftop access with panoramic Baltimore skyline views
- » Abundant natural light throughout with large window lines
- » National and Local Historic Registry



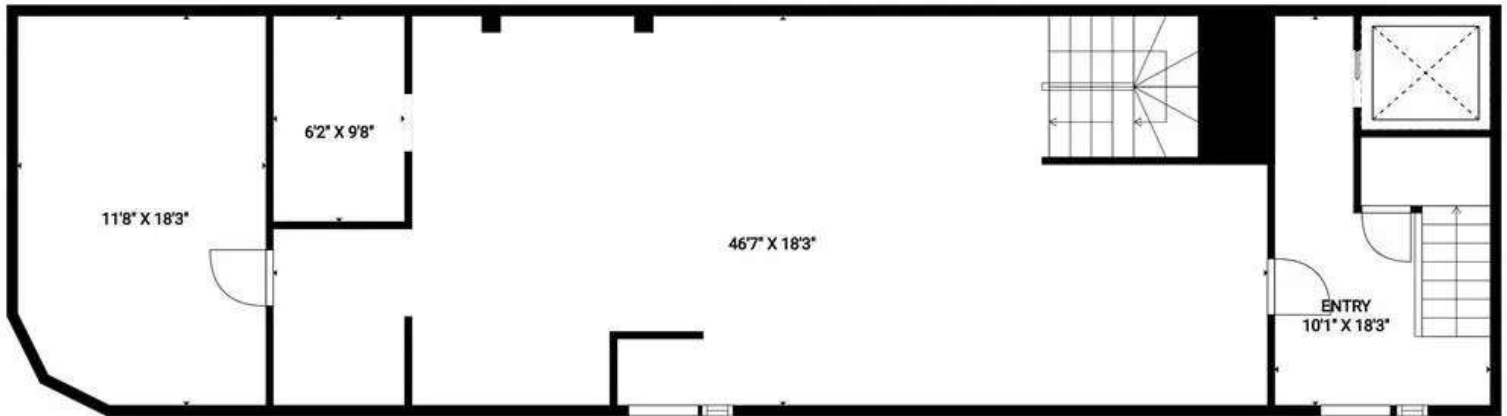
Location & Connectivity

- » Located in Downtown Baltimore Super Block & CHAPs District
- » Minutes to Inner Harbor
- » Walking distance to:
 - » Oriole Park at Camden Yards
 - » M&T Bank Stadium
 - » CFG Bank Arena
 - » Hippodrome & Everyman Theaters
 - » Lexington Market
 - » University of MD Medical System
- » Positioned near key Downtown Baltimore redevelopment initiatives including Sojourner Place at Park

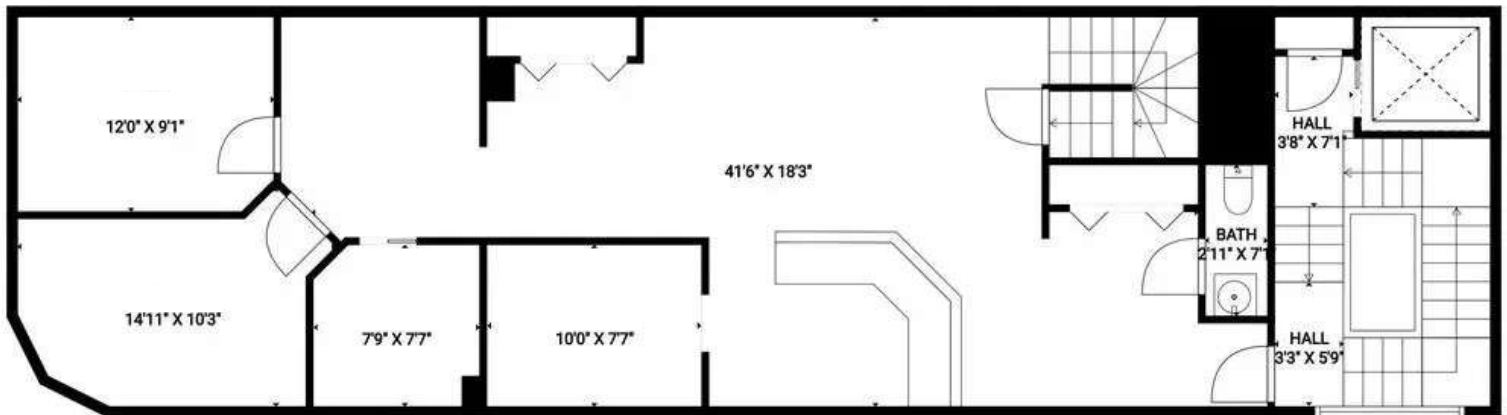
Available Suites

- » Flexible mixed-use configuration potential
- » Strong adaptive reuse opportunity
- » Historic architectural character with modern usability
- » Ideal for office, retail, hospitality, or multifamily creative redevelopment
- » Asking Price: \$750,000
- » Sale Type: Fee Simple
- » Strong redevelopment potential in a rapidly evolving downtown corridor
- » Zoning: DC (Downtown Core District)

Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.

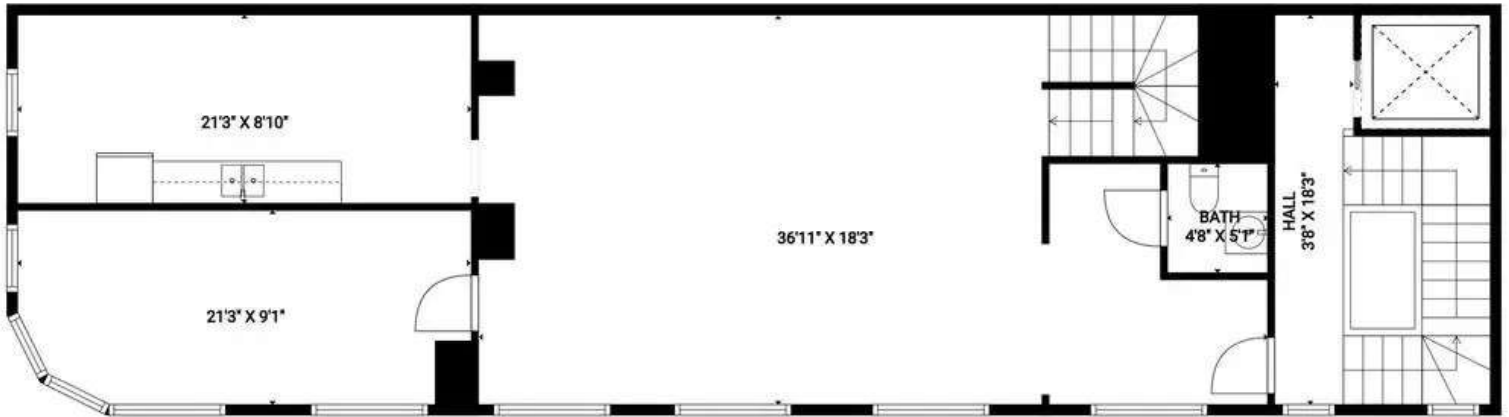


First Floor

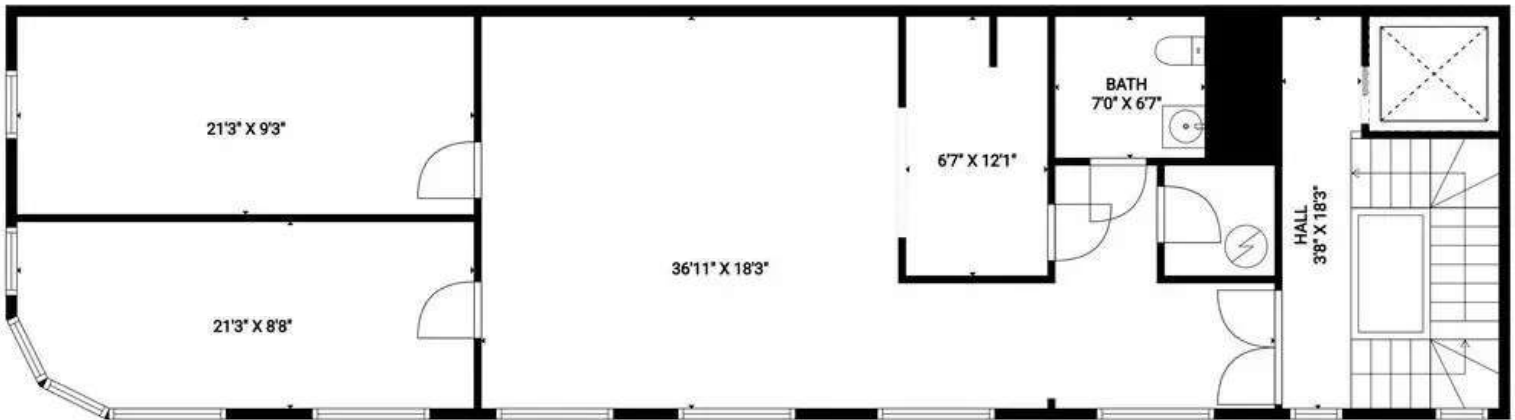


Second Floor

Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.

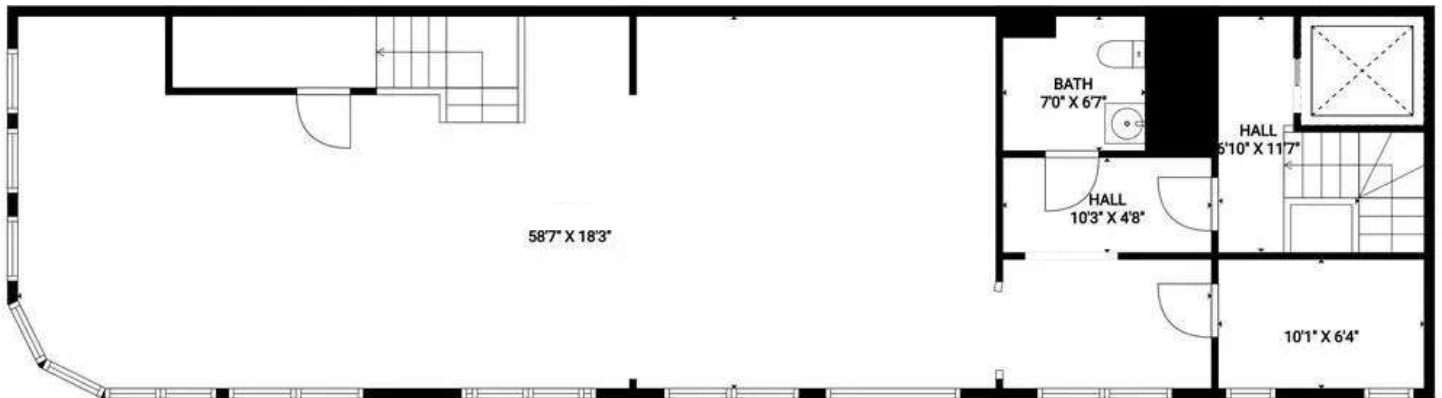


Third Floor

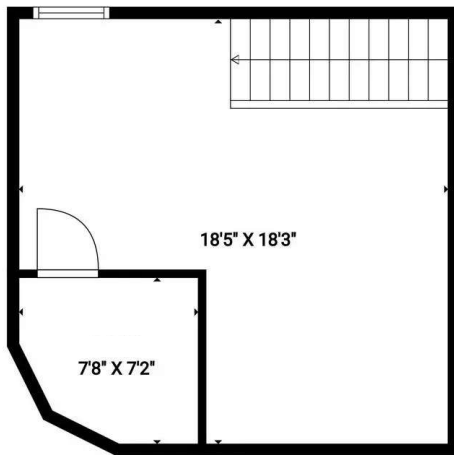


Fourth Floor

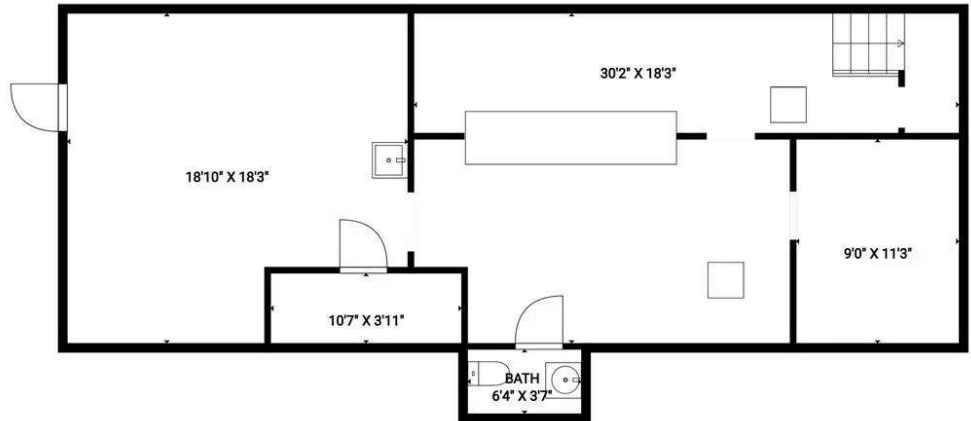
Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.



Fifth Floor

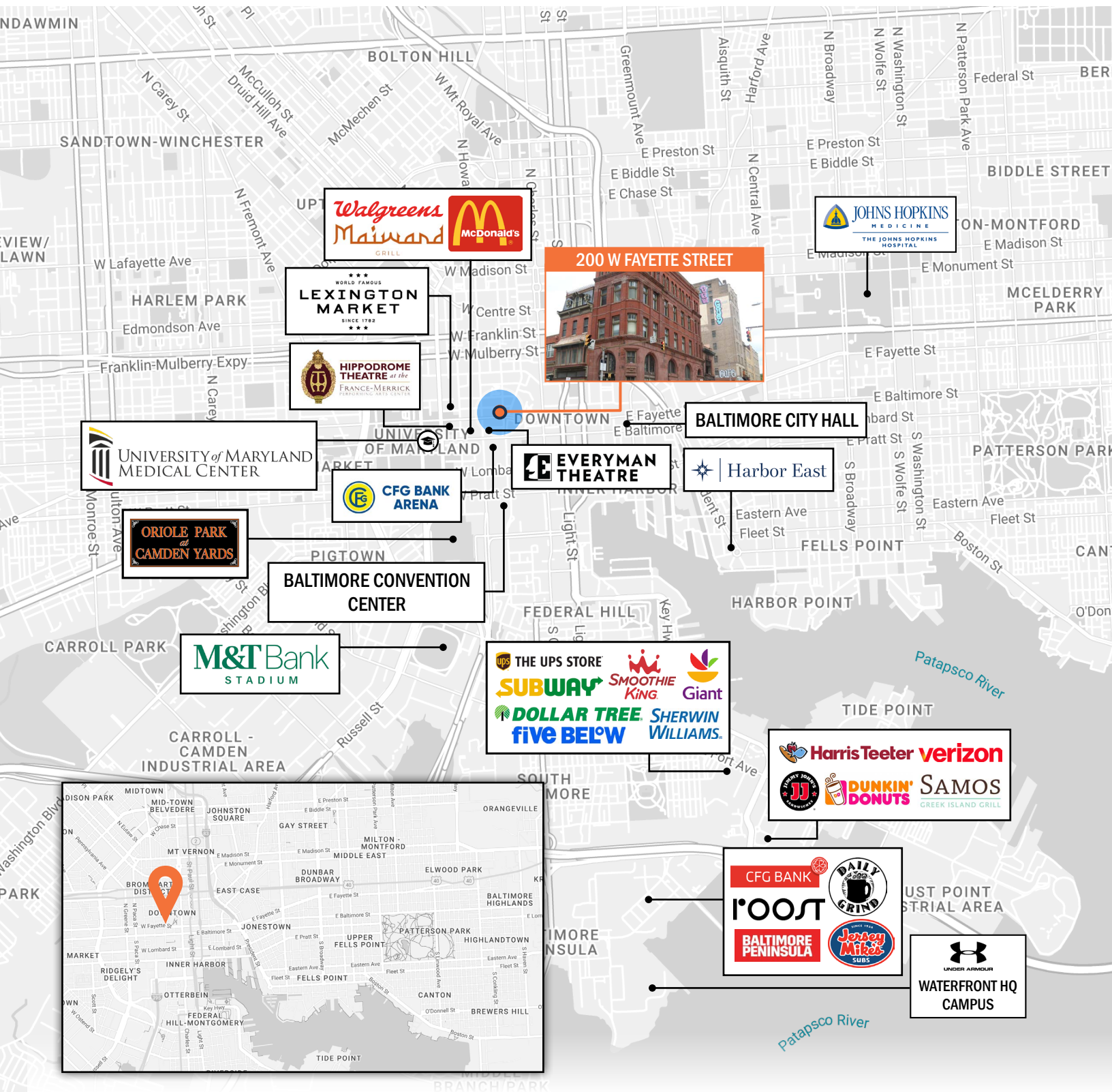


Penthouse



Lower Level

Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.



Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.