

FOR SALE

2115 N. CHARLES STREET | BALTIMORE MD 21218

ASKING PRICE:

\$496,500

PROPERTY SUMMARY

BUILDING SIZE: 3,300 SF

PARCEL: 2,400 SF

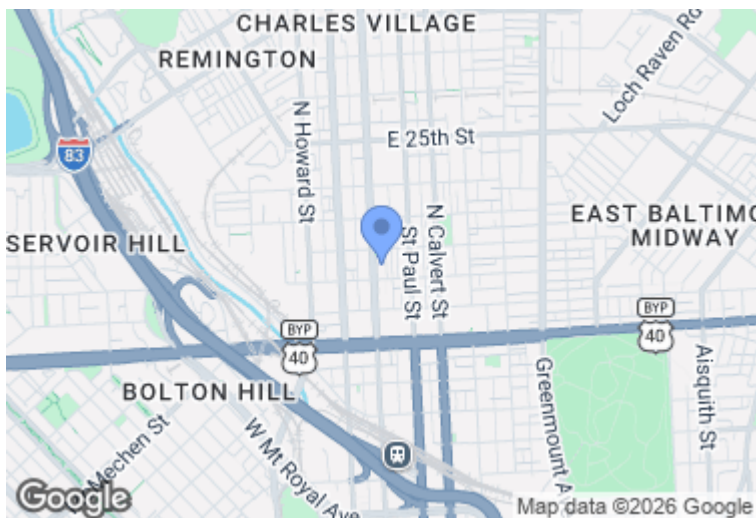
PARKING: On-Street plus

4 spaces on-site at back of building

SPACE USE: Office and Residential

ZONING: C-1, Commercial

COMMUNITY: Old Goucher



DEMOGRAPHICS (1-mile Radius)

POPULATION:

Population: 40,219

Households: 20,733

Median Age: 36.10

Median Household Income: \$52,786

Daytime Employees: 27,310

DOUGLAS R. KINGTON
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RE/MAX
COMMERCIAL®

WENDY L. BLAIR
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BUILDING PROFILE

PROPERTY ADDRESS:	2115 N. Charles Street, Baltimore, Maryland 21218
BLOCK/LOT:	3810/008
OWNER:	Trocellus Enterprises
COMMUNITY:	Old Goucher/Midtown
TOTAL BUILDING AREA:	3,300 SF
LAND PARCEL:	2,400 SF
BUILT/RENOVATED :	1900 / 2003
HEIGHT:	Four stories
CONSTRUCTION:	Brick/Masonry
ZONING:	C-1, Commercial;
USE:	Office/Residential (3 floors of office, 4 th floor apartment)
PARKING:	On-street, four spaces on site



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PHOTOGRAPHS



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INCOME AND EXPENSE BUDGET

Investment Offering			\$496,500	
Price per Sq. Ft.			\$150.45	
<u>Unit</u>	<u>Status</u>	<u>Expiration</u>	<u>Current Rent</u>	<u>Potential Rent</u>
1st Level Office #1	Occupied	3/31/2029	\$1,975.00	\$1,975.00
2nd Floor Office #2 (front) and #3 (rear)	Occupied	3/31/2029	\$1,575.00	\$1,575.00
3rd Level Office #4	Occupied	12/31/2024	\$650.00	\$700.00
3rd Level Office #5	Vacant			\$700.00
3rd Level Office #6	Vacant			\$700.00
4th Level Apt #7	Occupied	5/31/2027	\$1,234.50	\$1,234.50
Total Monthly Income			\$5,434.50	\$6,884.50
Gross Annual Income			\$65,214.00	\$82,614.00
Vacancy Loss/Bad Debt @ 5%				(\$4,130.70)
Effective Annual Income			\$65,214.00	\$78,483.30
<u>Expenses</u>				
Real Estate Taxes				\$11,552.20
Insurance				\$6,150.00
Repairs & Maintenance				\$4,473.00
Management				\$6,521.40
Total Expenses				\$28,696.60
NOI				\$49,786.70
Capitalized Value @10%				\$497,867.00

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COMPARABLE SALES

Address	Sale Date	Sale Price	SQ FT	Purchase Price (\$/SF)
419 N Charles Street	1/28/2026	\$772,500	5,389	\$143.35
2129 N Charles Street	10/29/2025	\$390,000	3,852	\$101.25
2415 Maryland Avenue	10/24/2025	\$275,000	2,466	\$111.52
2516 N Charles Street	6/17/2025	\$1,100,000	8,130	\$135.30
2526 Saint Paul Street	12/2/2025	\$818,000	7,101	\$115.20



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