



# FOR SALE: Warehouse in Remington

2505 Huntingdon Avenue, 21211



## » Property

- BUILT** 1912.
- ZONING** C-3 Community Commercial Zoning District allows for most warehouse uses, some retail, some personal services.
- LOT** Block 3634, Lot 015. 56' Frontage along Huntingdon Avenue. 93' deep. 43' along Lawn Avenue for rear-access.
- SIZE** Existing Building: 5,152 Sq. Ft. Gross Building Area. 15' ceilings.
- PARKING** Overhead Door would allow vehicles into warehouse. Plenty of free, non-permitted parking along Huntingdon Avenue.

## » Construction

- EXTERIOR** Brick construction. One-story building.
- ROOF** Rubber with skylight.
- INTERIOR** Exposed rafters, brick walls and concrete floors. Some interior lighting. Gas-fired furnace.

## » Area & Demographics

- COMMUTING BENEFITS** ½ mile to I-83 South for easy access to Mount Vernon, Bolton Hill, Downton Baltimore, Fells Point, Federal Hill. ½ mile to I-83 North for easy access to Roland Park, Guilford, Tuscany, Loyola University, Northwest Baltimore. Continues as 25<sup>th</sup> Street, which connects through to East Baltimore/Belair Road. Less than 500 feet to Howard Street, which travels south to UMMC Midtown Campus, BROMO Arts District, CFG Arena and Oriole Park at Camden Yards. 25 Minutes to I-95 and I-295 Connections

- AREA INFO & DEMOGRAPHICS** Remington is amid a major resurgence, with renovations and new developments heavy throughout the neighborhood. Home to artists, musicians, community serving groups and those that love to eat and drink. Located between Johns Hopkins University Homewood Campus and MICA (Maryland Institute College of Arts). Within a 10 minute drive are 124,312 housing units, with a population of 227,630.

- ECONOMIC BENEFITS** Located within an Enterprise Zone.



Will Cannon  
410-235-9500



Cheryl Sadera  
410-235-9600



Tom Fair  
410-235-5200

**\$375,000** in Fee Simple.  
\$73 Per Sq. Ft.

Equal Housing Opportunity: Offered without regard to race, religion, color, creed, sex, marital & family status, disability, and other protected classes. Subject to prior sale & withdrawal at any time in the owner's discretion. Information believed accurate and from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations about the Property, its condition, its components, its financial performance, nor this information. Ben Frederick Realty, Inc. is the Owner's exclusive Broker.



## 2505 HUNTINGDON AVENUE

### COMPARABLE SALES

address	date sold	sales price	sq ft	price per sq ft	location
766 E 25th	Oct-23	200,000	6,000	33	C
1001 Rose	May-23	500,000	11,766	42	C
2141 Huntingdon	Apr-22	250,000	5,500	45	B
1825 Edison	Jun-23	1,280,000	16,500	78	B
3683 Clipper Mill	Jun-23	1,850,000	20,500	90	A
2810 Hampden	Feb-23	875,000	5,956	147	B

**Subject**

**2505 Huntingdon 375,000 5,152 73 B**



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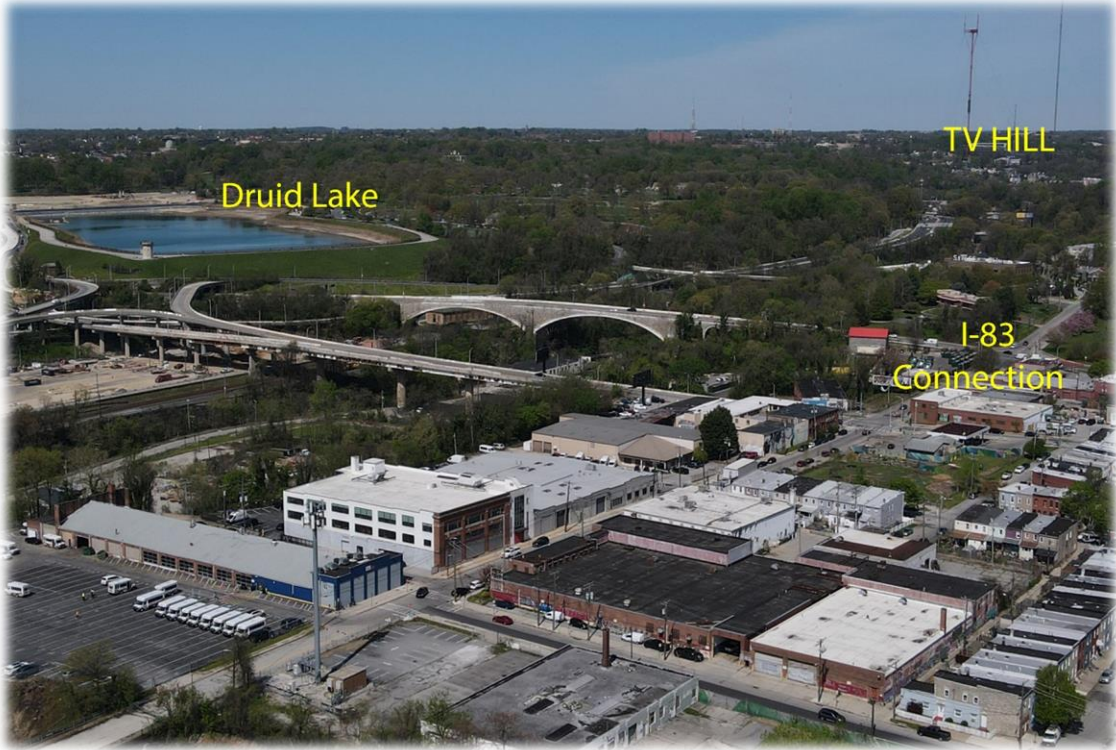
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