

# JUNKER HOTEL

**49**  
ROOMS



**3,306**  
TYPICAL FLOOR SF



**1905**  
YEAR BUILT



**19,906**  
TOTAL SF



**Vacant**



**.07**  
ACRES



**B-4-2**  
ZONING

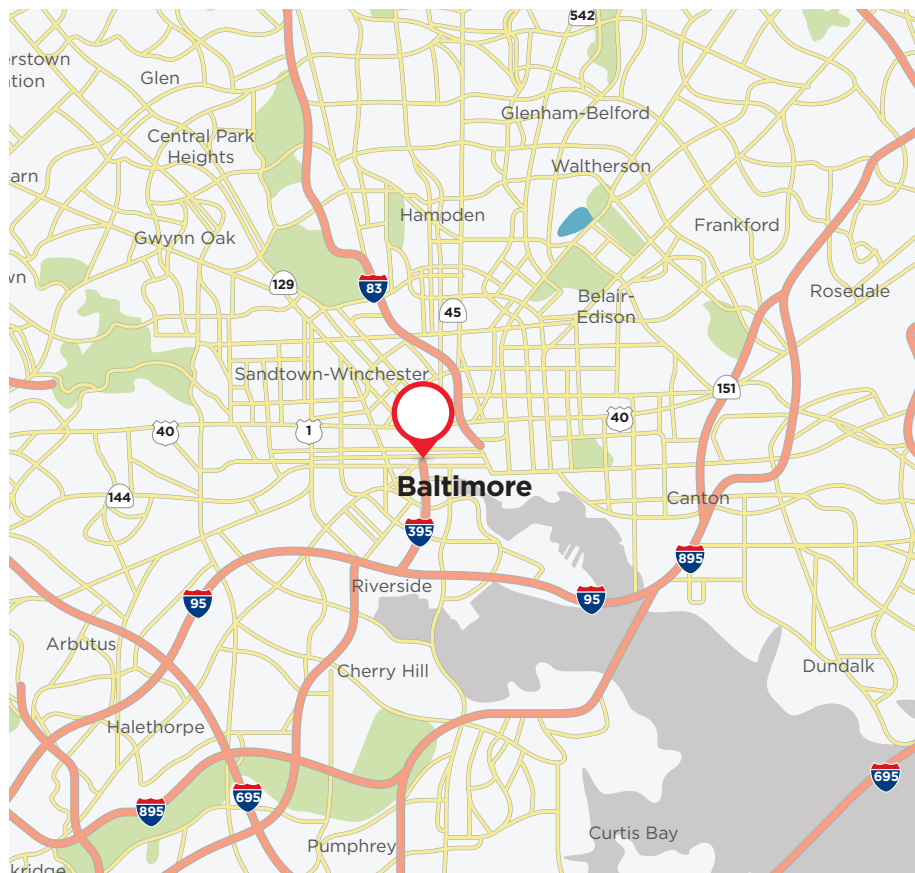
**40 ft.**  
TOTAL FRONTAGE

**Baltimore, MD**  
20-22 E. FAYETTE ST., 21202



# OFFERING

The Cushman & Wakefield Baltimore Capital Markets Group is pleased to present the exclusive listing of the Junker Hotel, located at 20-22 E. Fayette Street in Downtown Baltimore. The Vacant 49- Key Hotel is currently in receivership and vacant. Future ownership has the rare and immediate opportunity to reposition the Property for a variety of uses including conventional multifamily, senior housing, or medical outpatient facility.



## HIGHLIGHTS

1

### SIGNIFICANT REDEVELOPMENT OFFERING

With nearly 20,000 square feet and 49 individual rooms/suite, investors benefit from a strategically located historic asset with several viable business plans.

2

### DESIRABLE BUILDING AMENITIES

Totaling 7 Floors, The Property has an elevator, business center, security system, sprinkler, fitness center and front desk. The Previous Owners have invested \$8 Million in Capital Improvements since 2010.

3

### OPPORTUNITY ZONE LOCATION

The Opportunity Zone Program is a new tax incentive stemming from the Tax Cuts and Jobs Act of 2017, intended to spur long-term investments in low-income census tracts throughout the United States.

4

### HISTORIC JUNKER HOTEL

Originally constructed in 1905, following The Great Baltimore Fire, the Former Junker Hotel possesses a rich history and Appealing Classical Architectural characteristics.

5

### LOW INCOME HOUSING TAX CREDIT (LIHTC) AND HISTORIC REHABILITATION TAX CREDIT (HRTC) OPPORTUNITY

The LIHTC Program provides funding for the development costs of affordable housing by allowing investors to utilize federal and state tax credits for development costs. The HRTC program incentivizes historical investment in the rehabilitation and adaptive reuse of historic buildings.





## CONTACT US

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