

THE APARTMENTS AT 814 PARK

INVESTMENT SUMMARY

100
WALKABILITY
SCORE



6,711
TOTAL BUILDING SF



1900 / 2017
YEARS BUILT/RENOVATED



5
GARAGE PARKING CAPACITY



Masonry

0.12
ACRES



\$922
AVERAGE RENT

11
UNITS



Baltimore, MD

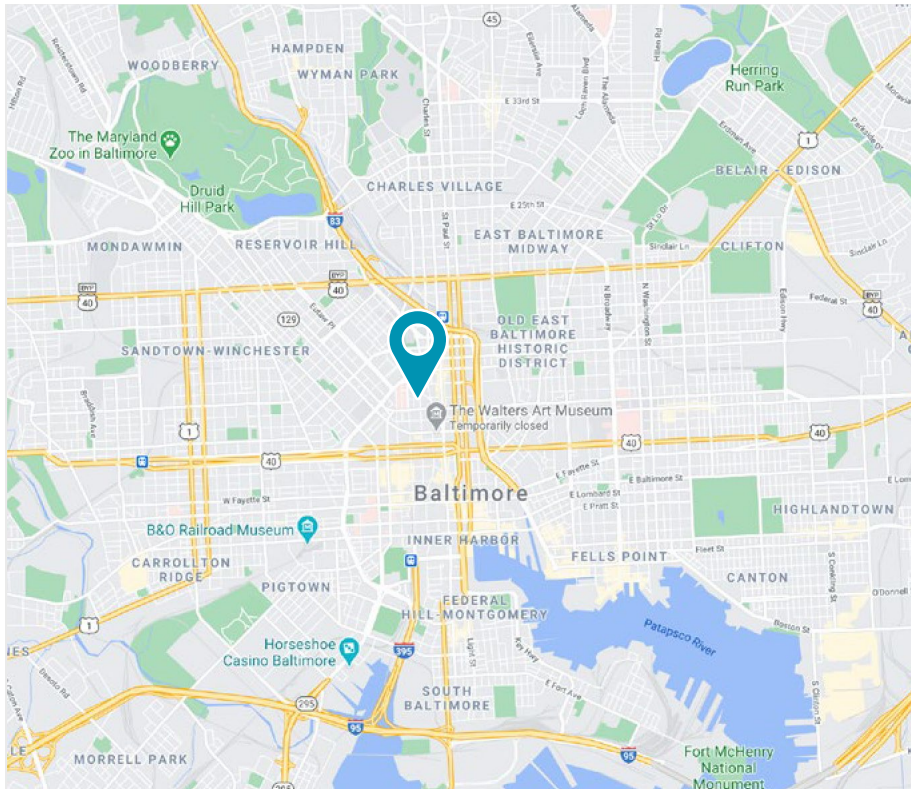
814 PARK AVENUE, 21201



OFFERING

The Cushman and Wakefield Baltimore Multifamily Advisory Group is pleased to present the exclusive listing of The Apartments at 814 Park located in the Mount Vernon section of Baltimore, MD. The Property features 11 existing units which have been updated as well as the rare and immediate opportunity to develop an additional 9 apartments above the existing Garage with access via Tyson Street.

Ownership has approved plans and designs for the additional Tyson Street Building.



HIGHLIGHTS

1

SIGNIFICANT CAPITAL IMPROVEMENTS

Interiors feature amenities such as polished hardwood floors, built-in microwaves, capped decorative fireplaces, and modern kitchens and bathrooms. 814 Park Avenue has also benefited from CAM improvements such as replacement windows, a newly installed fire and sprinkler system, a new boiler, new roof, and new plumbing system.

2

EXISTING QUALITY ASSET WITH CONSISTENT REVENUE | DEVELOPMENT UPSIDE

The Apartments at 814 Park presents the rare opportunity to acquire a cash-flowing asset and development site in a single acquisition. Existing cash flow will benefit developers as they can draw stable income while the construction process ensues.

3

PROXIMITY TO NOTABLE EMPLOYERS AND UNIVERSITIES

The Apartments at 814 Park is just north of The Central Business District, and less than a 5-minute drive to Harbor East and Harbor Point. Within walking distance of the Property is The Agora Companies, The University of Maryland Medical and Law Schools, The University of Baltimore, The Peabody Institute, and Maryland Institute College of Art.

4

HISTORIC MOUNT VERNON LOCATION

Located in the historic Mount Vernon, this solidly fashionable and lively neighborhood features a charming assortment of well-preserved 19th century architecture, elegant residences, and celebrated landmarks. With countless nods to the past, the neighborhood has been modernized with a plethora of restaurants, bars, and shops.

5

CONVENIENCE OF ON-SITE AND TRANSIT

The Apartments at 814 Park offers residents ample street parking in addition to 5-7 spaces in the parking garage on site. Less than one mile away is Baltimore Penn Station allowing a 70-minute commute door to door to Washington D.C. Further connectivity is offered through access to the I-95, which is less than a 7-minute drive from the Property.



CONTACT US

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