

>>> *Unique Investment Opportunity*
In Downtown Baltimore

- Fully leased condo with a 10 year lease to be put in place
- Established dentist as a tenant, ensuring stable rental income
- Prime location at the historic Belvedere, a renowned landmark
- 1,278 square feet of commercial space with parking garage in building
- Annual net operating income (NOI) of \$31,950, providing attractive returns
- Excellent potential for future appreciation in value
- Well-maintained historic property with modern amenities and infrastructure
- Vibrant neighborhood with a thriving business community
- Convenient access to transportation, shopping, and dining options
- Professional property management in place, minimizing owner responsibilities

