



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Awarded Assignment to Market 1712 Madison Avenue**

**Baltimore, MD** - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been awarded the assignment to market the sale of 1712 Madison Ave, a 6-unit apartment building in the Madison Park neighborhood of Baltimore City, blocks to Maryland Institute College of Art. Harbor Stone Advisors Senior Advisor, Brooks Healy and President, Justin Verner, are marketing the property.

1712 Madison is comprised of (1) Studio, (3) 1 Br-1 Ba, and (2) 2 Br-1 Ba units that were fully renovated in 2006. Capital improvements include updated plumbing to PVC, electrical updates in 2006, and a new rubber roof in 2009, updated common areas in 2020. Typical units feature wood cabinets, sheet vinyl flooring, carpet, formica countertops, and ceramic tile flooring. Value add opportunities exist through updating kitchens and bathrooms in each apartment and addition of in unit or common area laundry.

1712 Madison Avenue is located in the Madison Park neighborhood of western Midtown Baltimore. Walking distance to Maryland Institute College of Art (MICA), one of the country's premier art schools, with an enrollment of 3,500. University of Baltimore is also within close proximity and has an enrollment of 5,627 students. The Madison Park North Redevelopment, a \$120 million mixed-use development that will be located on nearby North Avenue is set to feature 300-500 new apartments, 73,000 square feet of retail anchored by a grocery store, 30,000 square feet for medical offices, and a 50,000 square foot innovation center with space for tech companies and co-working space.

### **About Harbor Stone Advisors**

Harbor Stone Advisors is a Mid-Atlantic leader in Multifamily Investment Sales. Advisory services include asset dispositions, value opinions, and marketability analysis for private clients, owners, investors and financial organizations.

For additional information, visit [www.harborstoneadvisors.com](http://www.harborstoneadvisors.com)

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