



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Awarded Assignment to Market 925-927 S Charles

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been awarded the assignment to market 925-927 S. Charles, 2 apartments and a commercial space in Baltimore's historic Federal Hill neighborhood. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property and representing the seller.

The property features (2) 2 Br-1 Ba duplex apartments and (1) commercial space on the ground floor. The commercial space is leased through 2025 to The Book Escape, a book store with an e-commerce component that has been operating in Federal Hill for over 20 years. Typical apartment unit features include stainless steel appliances, in-unit washer/dryers, wood cabinets, faux granite countertops, updated bathrooms, hardwood/ceramic tile/carpeted flooring, and a deck.

The opportunity exists for a new owner to perform a light renovation on the residential units with a suggested scope of updated cabinets, modern lighting and fixtures, and vinyl plank flooring throughout.

925-927 S. Charles St is located in Federal Hill, a historic neighborhood in South Baltimore located less than half a mile from Downtown Baltimore. Federal Hill is known for its preserved late 19th century brick rowhomes, nightlife, dining, and shopping. Cross Street Market, a historic marketplace that recently received an \$8.5M, is located just 2 blocks away and features 20 vendors, including a new Atlas Group rooftop restaurant. Walking distance to many bars and restaurants.

Close proximity to the Inner Harbor, M&T Bank Stadium, and the CBD. Major area employers include Horseshoe Casino with 2,140 employees, Under Armour (who's global headquarters are located minutes away) with 1,853 employees, and T. Rowe Price with 1,300 employees. Walking distance to multiple stops on the Charm City Circulator. Minutes from I-95. A ten minute drive to I-83.

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

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