



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Retained as Exclusive Agent for the Sale of The Residences at Maryland Ave

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been retained as the exclusive agent for the sale of The Residences at Maryland Ave, 6 apartments located in the historic Charles village neighborhood of Baltimore, MD. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property.

The Residences at Maryland Ave is a fully renovated asset featuring 6 apartments with a unit mix of (5) 2 Br-1 Ba and (1) 2 Br-2 Ba. A surface parking lot located behind 2617 Maryland Ave. is also included and can fit 6-8 cars. Current ownership completed a gut-renovation of the properties in 2018 which consisted of converting two buildings into 6 residential units with high-end finishes and squaring off the top floor. Typical unit features include stainless steel appliances, granite countertops, wood cabinets, vinyl wood flooring, updated bathrooms, and in-unit washer/dryers. Value-add opportunities still exist for a new owner despite the unit renovations and capital projects that have been completed.

The Residences at Maryland Ave are located in the historic Charles Village neighborhood of Baltimore City. The subject property is located just 6 blocks to the prestigious Johns Hopkins University's undergraduate campus, and just several blocks to JHU's School of Education. JHU is the top employer in Baltimore City, with over 25,000 employees, and is home to more than 7,000 undergrads and nearly 2,000 graduate students. The property is also near The Baltimore Museum of Art, which was founded in 1914 and is home to an internationally renowned collection of 19th-century, modern, and contemporary art. Blocks to MedStar Union Memorial Hospital, which employs 644 physicians and 2,256 associates. Close proximity to the Wyman Park Dell, a scenic, 16-acre urban park designed by the Olmsted brothers, the sons of the designer of NYC's Central Park. Steps to a student-oriented retail strip that includes multiple cafes and restaurants, several grocery stores, Barnes & Noble, Starbucks, and Chipotle. A short walking distance to the 32nd Street Farmer's Market, which is open once a week year round and features over 50 vendors.

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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