

Hotel / Office Building For Sale

868 Park Avenue, Baltimore, MD 21201



The Brexton



The Brexton Hotel is an historic Landmark property located in the Mount Vernon Cultural District of Baltimore City. The 7-story Queen Anne style brick mansion was constructed in 1881 by Samuel Wyman and designed by Charles Cassell. The property served as a hotel until circa 1920 when it was converted into apartments, and has remained vacant since the mid-1980's.

The property is conveniently located halfway between downtown Baltimore and Johns Hopkins University within walking distance of the Lyric Opera House, Meyerhoff Symphony Hall, Center Stage, Walters Art Gallery, University of Baltimore, Maryland Institute College of Art (MICA), Baltimore Chapter of the American Institute of Architects, Baltimore Architect Foundation and the Waxter Senior Center.

Investment Opportunity

This investment is a great opportunity to redevelop a long-standing, vacant Baltimore landmark into a boutique hotel or office building. The current owner has completed architectural plans for a 26-room hotel, obtained building permits, has been awarded \$1.5 million in state (\$750,000) and federal (\$750,000) historic tax credits (a revised tax credit application is now in process to obtain additional credits), stabilized the building roof and structure, acquired the adjacent alley for parking and future expansion potential, installed steel joists for interior walls, and has purchased a customized (pentagonal) passenger elevator which will access all seven floors of the structure. The remaining cost to complete the project is estimated to be \$1.7 million.

For Additional Information, Please Contact:

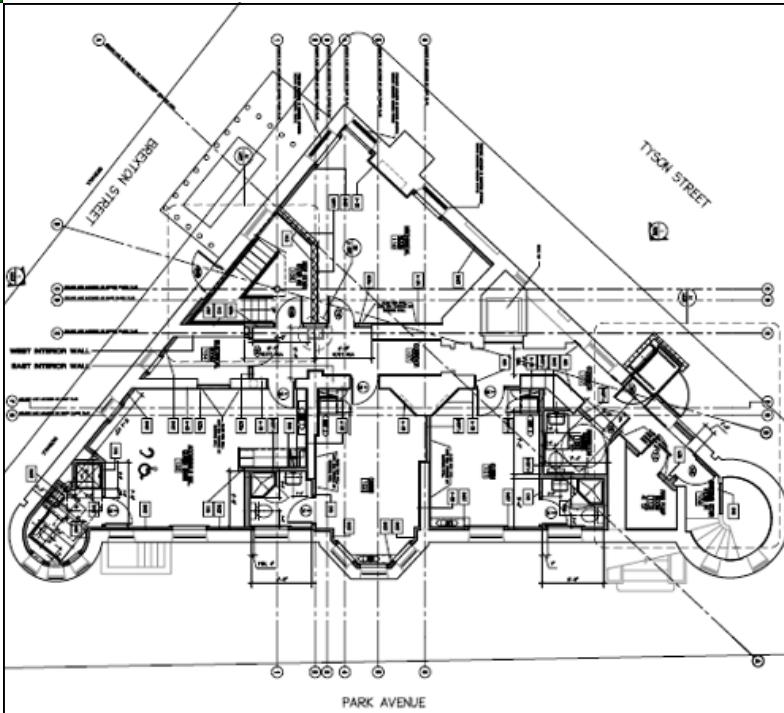
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Architectural



Floor Plan



Rendering



Location Map



- 40 = Ten 14 N. Charles Condos
- 48 = 10 W. Chase
- 76 = Mica - Mt.Royal Station
- 78 = University Baltimore Student Center
- 94 = University Baltimore-School of Comm. & Design

- 139 = Lyric Opera House Expansion
- 152 = Twelve 09 North Charles Condos
- 174 = Waxter Center
- 182 = State Center (Future Redevelopment)