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## **Harbor Stone Advisors Retained as Exclusive Advisor to Market 414 Apartments**

**Baltimore, MD** - Harbor Stone Advisors proudly announces its exclusive marketing assignment for the remarkable 414 Apartments, a newly renovated luxury property situated in the vibrant Canton neighborhood of Baltimore City. With an ideal location, enticing amenities, and impeccable design, this property is a standout investment opportunity.

414 Apartments consists of 8 units, each offering an average rent of \$2,075 per month. Nestled less than a mile from the city's finest retail, dining, and nightlife destinations, residents have easy access to the vibrant pulse of Baltimore. Local attractions include the Mobtown Brewing Company, Canton Crossing Shopping Center, and the charming O'Donnell Square. In addition, it's just a brief 5-minute drive to the Johns Hopkins Medical Center Bayview Campus, making it a prime location for healthcare professionals and students.

The expert team at Harbor Stone Advisors, led by President Justin Verner, Director Brooks Healy, and Senior Advisor Tom Wohlgemuth, is excited to market this exceptional property to prospective investors.

### Key Property Highlights:

- 8 units with a diverse mix of apartment layouts, including (4) 1 Br-1 Ba, (1) 2 Br-1 Ba, and (3) 2 Br-2 Ba.
- Impressive rooftop deck and outdoor common area with lush green spaces.
- Secured access and buzzer entry for added safety and convenience.
- Meticulous high-end renovation completed in 2023, featuring modern upgrades throughout.
- Units showcase stainless steel appliances, elegant quartz countertops, luxury vinyl tile (LVT) flooring, in-unit washer/dryers, and premium finishes.
- Substantial infrastructure improvements, including plumbing, electric, HVAC, and roof replacement, minimizing deferred maintenance for prospective buyers.
- Untapped potential for new ownership to enhance returns by organically increasing rental rates and introducing a water reimbursement program for lease renewals and new leases.
- For further information about this exclusive offering or to schedule a viewing of 414 Apartments, please contact Harbor Stone Advisors.

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### **About Harbor Stone Advisors**

Harbor Stone Advisors specializes in middle-market multifamily investment sales throughout the Mid-Atlantic. Advisory services include value opinions, asset dispositions 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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