



HARBOR STONE
A D V I S O R S

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Harbor Stone Advisors Facilitates Sale of 527 North Charles Street

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic commercial real estate firm specializing in multifamily investment sales, has orchestrated the sale of 527 N Charles Street, a well-maintained mixed-use asset situated in historic Mount Vernon with a sale price of \$1,110,000 (\$370,000/unit). Harbor Stone Advisors President Justin Verner, Director Brooks Healy, and Senior Advisor Tom Wohlgemuth served as exclusive advisors to the seller.

527 N Charles St. features a unit mix of (1) 2 Br-1 Ba and (1) 2 Br-2 Ba layouts, while the ground floor hosts a vibrant commercial space which has a lease agreement in place with The Buttonwood, a restaurant and catering concept accompanied by a retail component. Of note, the current commercial tenant also own The Bun Shop, a renowned café with successful locations nearby in Mount Vernon and Towson.

Residential unit features include white appliances, wood cabinets, formica countertops, and vinyl/ carpet flooring. Opportunity exists for the new owner to increase rents via a renovation program.

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

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