

\$699,900 - 1236 W Pratt St, Baltimore

MLS® #MDBA2111524

\$699,900

0 Bedroom, 0.00 Bathroom, 4,332 sqft

Commercial Sale on 0.12 Acres

N/A, Baltimore, MD

Income-producing property generating \$6,706/month with an 8% cap rate, and projected to reach 10.5%+ with value-add improvements. Located on a high-traffic corner at 1234 and 1236 W Pratt St, this 4,860 sq. ft. building is fully leased to two strong tenants: King Tire and Auto Shop (10-year lease at \$4,700/month through 5/31/2036) and TJ Mart convenience store (3-year lease at \$2,060/month through 5/31/2028 with 3% annual increases and self-funded buildout). Two unused upper-level spaces offer additional income potential of \$2,000+/month—one above the 3-bay garage, ideal for an apartment or salon, and one above the tire shop, perfect for a studio, storage, or office. Additional features include parking for 11+ vehicles, high bay ceilings, three bathrooms, zoned central air, and dual access from Pratt and Carey Streets. Positioned across from Mount Clare Junction Shopping Center and under 1.5 miles from I-95, I-395, and I-295, this two-parcel property offers stable returns today with room to grow.

Built in 1920

Essential Information

MLS® #	MDBA2111524
Price	\$699,900
Bathrooms	0.00
Square Footage	4,332



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Acres	0.12
Year Built	1920
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	1236 W Pratt St
Subdivision	N/A
City	Baltimore
County	BALTIMORE CITY-MD
State	MD
Municipality	Baltimore City
Zip Code	21223

Amenities

Parking	Paved Parking, Private
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Interior

Heating	90% Forced Air
Cooling	Central A/C

Exterior

Exterior	Brick and Siding
Roof	Rubber, Flat

School Information

District	BALTIMORE CITY PUBLIC SCHOOLS
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Additional Information

Date Listed	February 6th, 2024
Days on Market	632
Zoning	R-8

Listing Details

Listing Office	ExecuHome Realty
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Listing information last updated on October 30th, 2025 at 12:45am EDT