

OFFERING MEMORANDUM

4900
Edmondson Avenue
Baltimore, Maryland 21229

40,000 SF RELIGIOUS COMPLEX
with sanctuary, parish center,
rectory, school, gym/auditorium,
& kitchen

Contact broker:

Barb Bindon | 202.492.4666 | Barb@PraiseBuildings.com



 **PraiseBuildings**
RELIGIOUS PROPERTY BROKERAGE

Executive Summary

The Former St William of York Religious & Educational Complex | Offered at \$1,799,000

This ±40,160 SF complex is ideal for a religious buyer who desires to incorporate education and/or childcare in its ministry. The two-level school wing, built in 1947, includes nine light-filled classrooms, a gym, and commercial-style kitchen. The parish center, which was formerly the convent, is currently built-out for administrative and recreational use, and could be adapted for additional classrooms, meeting rooms, offices, and/or reception area. The rectory, currently configured for communal living space, could also be adapted for offices, classrooms, or additional spaces for ministry. The sanctuary, with pew seating for just under 200, can be used for worship, or could be adapted for use as an auditorium or large multipurpose room.

The property is in average condition and would benefit from cosmetic updates and central A/C.

Property Highlights

- Price: \$1.799mil | \$44.80 psf.
 - Size: ±40,160 SF | Acreage: ±1.69-acre lot.
 - Zoning: R-5. Residential; permits few commercial uses. Church by right.
 - Parking: ±65 paved spots.
 - Frontage: ±382 feet on Edmondson Ave and ±405 feet on Cooks Lane.
 - Alternate property address: 600 Cooks Lane.
 - Foundation: concrete slab with a small basement containing HVAC.
 - HVAC: gas-fired boiler; small percentage of property with central A/C and window units.
 - Roof: pitched slate, asphalt, and flat rubber membrane.
 - Leases: One short-term tenant occupying part of school.
 - MHIP Inventory: B-5100, with no historic restrictions.
 - Please note that the deed of conveyance will include restrictive covenants, details of which are in the term sheet at the end of this memorandum.
- Religious items will be removed from the property prior to sale.

Sample Mortgage Terms

- Sale price: \$1,799,000
- 25% down: \$ 449,750
- Loan amount: \$1,349,250
- Interest rate: 7%
- Amortization: 20 years

Monthly payment of \$10,460

** These figures are for illustrative purposes only. Your lender may offer different terms.

Table of Contents

1	Location
2	Floor Plans & Drawings
3	Property Photos
4	Zoning
5	Tax Record
6	Term Sheet

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Offering Terms and Conditions

- Offer format: term sheet; see section 5 of this memorandum or download from property listing on PraiseBuildings.com.
- Property condition: as is, where is.
- Buyer to pay its own broker.
- Property documents: available upon request.

Please submit term sheets with proof of financial wherewithal to:

Barb Bindon | 202.492.4666 | Barb@PraiseBuildings.com

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Tours

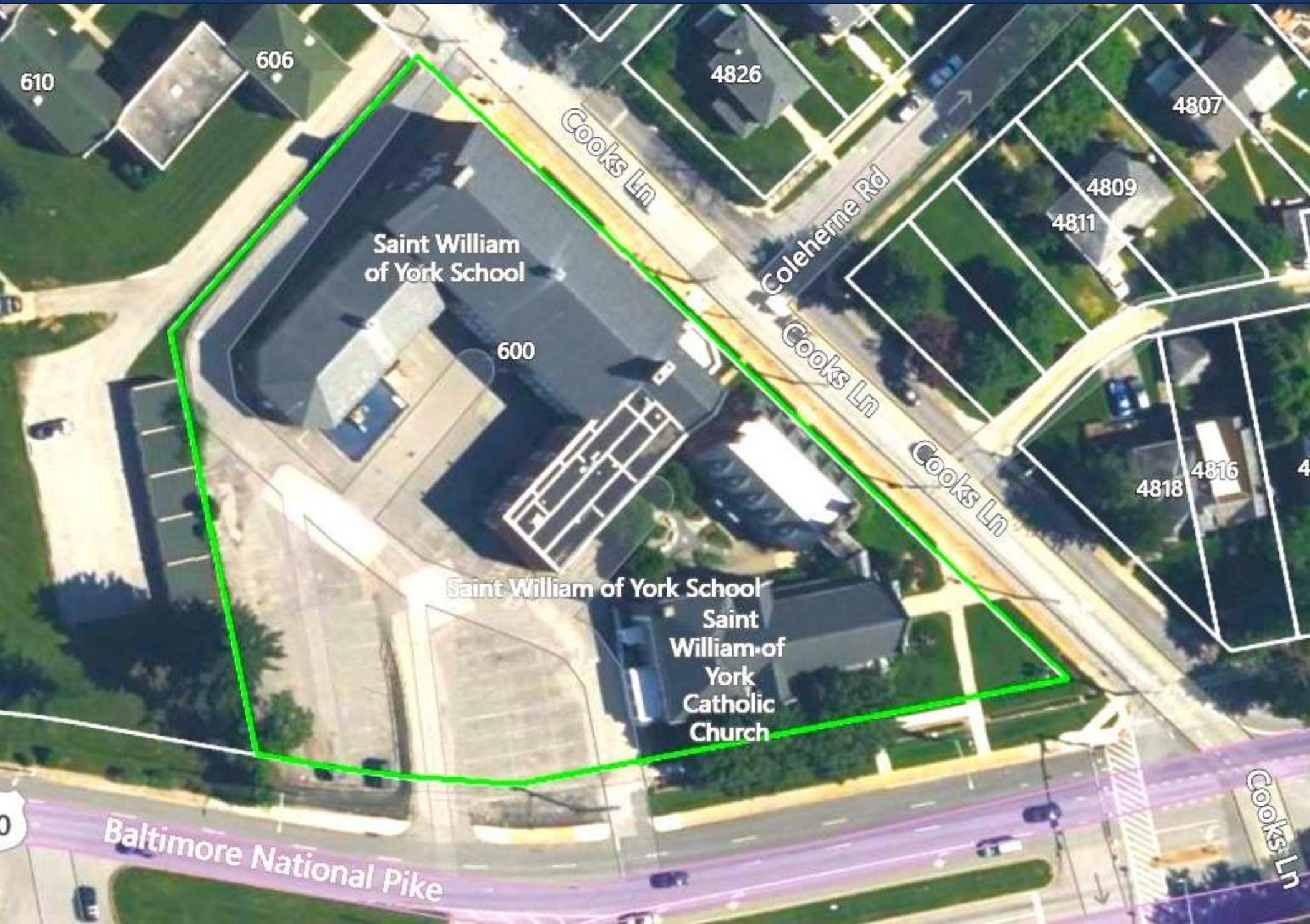
Tour appointments are available by appointment to buyers who are registered and qualified.

To register, please submit buyer name and address.
To qualify, submit the following to Barb@PraiseBuildings.com:

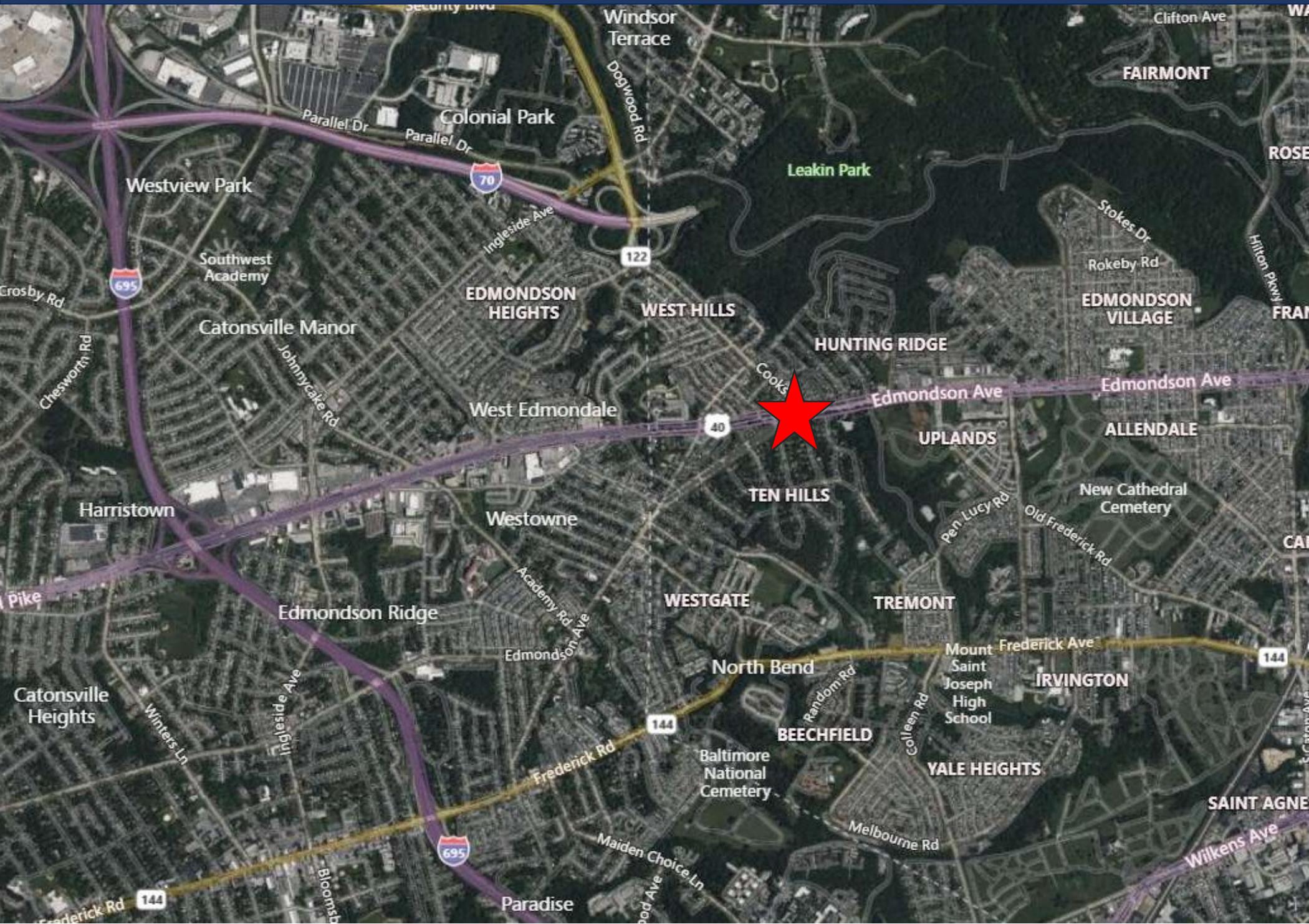
- If cash purchase, a bank letter or bank statement demonstrating funds to purchase and close.
- If financed, a mortgage pre-approval letter, along with a bank statement demonstrating funds for deposit and closing.

1

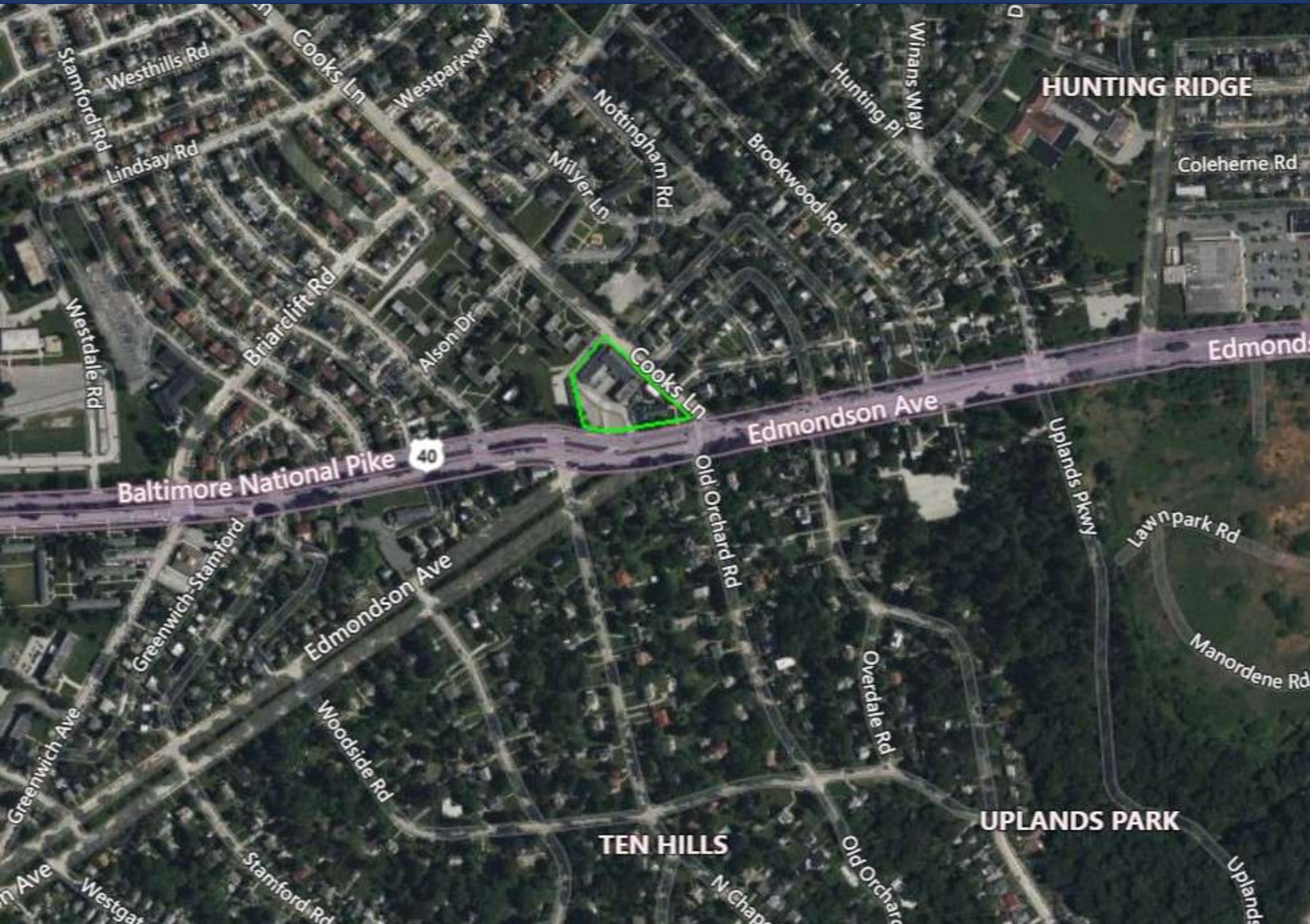
Location | 4900 Edmondson Avenue, Baltimore, MD 21229

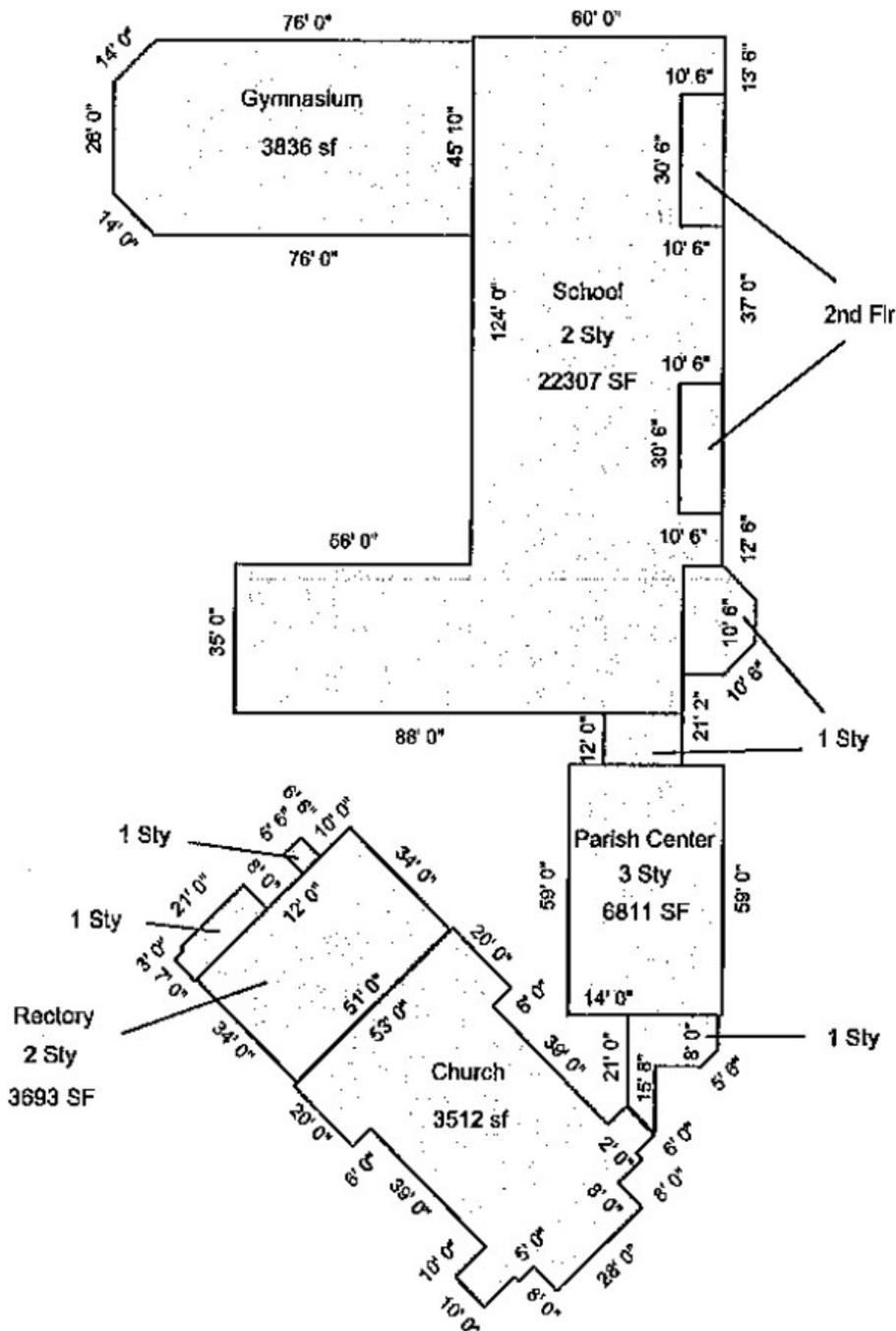


1 Location | Baltimore Metro Area Map Showing Subject Property

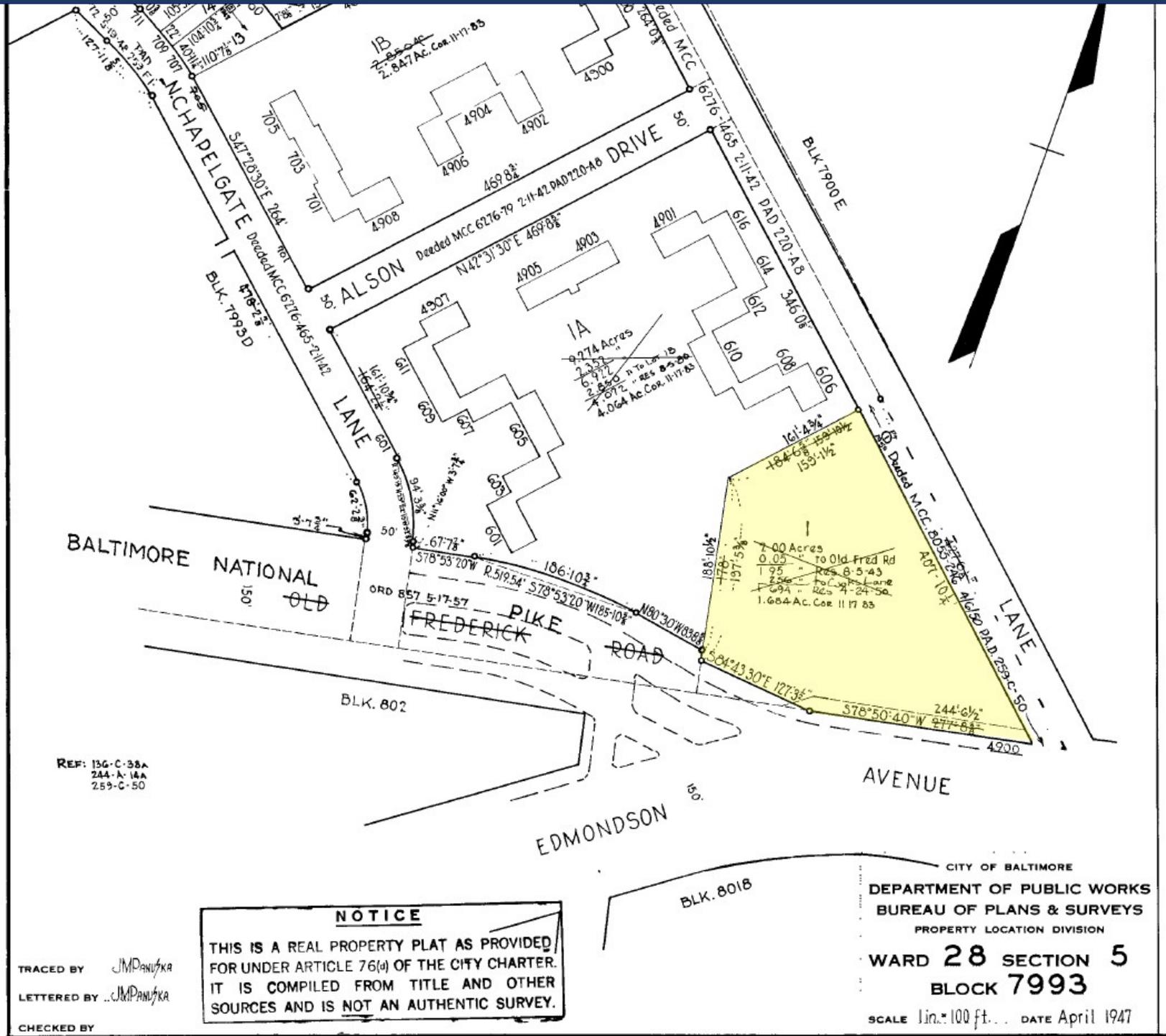


1 Location | Local Area Map Showing Subject Property





AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Gymnasium	1.00	3836	252	
	School	1.00	11135	623	
	Parish Center	1.00	2493	240	
	Church	1.00	3512	295	
	Rectory	1.00	1959	200	
GBA2	School	1.00	11172	550	22935
	Parish Center	1.00	2159	191	
	Rectory	1.00	1734	170	
GBA3	Parish Center	1.00	2159	191	15066
					2159
Net BUILDING Area			(rounded w/ factors)		40160





Gym/hall

School

Parish Center

Sanctuary

Rectory



3

Property Photos | School







3

Property Photos | Gym / Auditorium & Kitchen



R-5, Rowhouse & Multi-Family Residential

This zoning classification is a transitional residential zoning district that accommodates both detached and semi-detached dwellings, rowhouse developments, and limited low-rise multi-family garden apartments. Limited non-residential uses. Permitted uses: residential single family (14.5 units per acre), residential townhouse (17.4 units per acre), and residential multifamily apartments (17.4 units per acre). In addition, schools and religious facilities are permitted uses.

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City of Baltimore Law Library

Table 9-301 Rowhouse and Multi-Family Residential Districts – Permitted and Conditional Uses

Uses	Districts						Use Standards
	R-5	R-6	R-7	R-8	R-9	R-10	
Residential							
Day-Care Home: Adult or Child	P	P	P	P	P	P	Per § 14-310
Dwelling: Detached or Semi-Detached	P	P	P	P	P	CB	
Dwelling: Multi-Family	P	P	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	P	P	
Fraternity or Sorority House					CO	CO	Per § 14-313
Home Occupation	P	P	P	P	P	P	Per § 15-507
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	CB	CB	Per § 14-334
Rooming House (10 or Fewer Units)				CB	CB	CB	
Rooming House (11 or More Units)					CB	CB	
Institutional							
Community Center	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	Per § 14-308
Educational Facility: Commercial - Vocational	CB	CB	CB	CB	CB	CB	
<p>¹ A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.</p> <p>² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.</p>							

4 Zoning | R-5: Rowhouse & Multi-Family Residential | Permitted & Conditional Uses Table

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City of Baltimore Law Library

Uses	Districts						Use Standards
	R-5	R-6	R-7	R-8	R-9	R-10	
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Government Facility	CB	CB	CB	CB	CB	CB	
Hospital	CB	CB	CB	CB	CB	CB	
Place of Worship	P	P	P	P	P	P	Per § 14-332
Open-Space							
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339
Commercial							
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	Per § 14-309
Farmers Market	CB	CB	CB	CB	CB	CB	Per § 14-312.1
Lodge or Social Club	CB	CB	CB	CB	CB	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	CB	CB	CB	CB	CB	Per § 14-328
Other							
Alternative Energy System: Community-Based ¹	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § 14-340
<p>¹ A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.</p> <p>² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.</p>							

4 Zoning | R-5: Rowhouse & Multi-Family Residential | Permitted & Conditional Uses Table

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Uses	Districts						Use Standards
	R-5	R-6	R-7	R-8	R-9	R-10	
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications Facility	CB	CB	CB	CB	CB	CB	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ²	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
<p>¹ A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.</p> <p>² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.</p>							

(Ord. 22-181; Ord. 17-015; Ord. 16-581.)

Real Property Data Search ()
 Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: Ward - 28 Section - 05 Block - 7993 Lot - 001

Owner Information

Owner Name: ST WILLIAM OF YORK ROMAN CATHOLIC CONGREGATION INCORPORATED
 Mailing Address: 5422 OLD FREDERICK ROAD BALTIMORE MD 21229-
 Use: COMMERCIAL
 Principal Residence: NO
 Deed Reference:

Location & Structure Information

Premises Address: 4900 EDMONDSON AVE BALTIMORE 21229-1369
 Legal Description: 1-694 ACRES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0028	0000	0000	28300.03	0000	05	7993	001	2024	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	43,843 SF		1.6900 AC	69110

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		ELEMENTARY SCHOOL	/	C4			

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	254,100	254,100		
Improvements	3,469,000	4,312,800		
Total:	3,723,100	4,566,900	4,004,367	4,285,633
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	700	2,843,101.00	3,042,799.00
State:	700	2,843,101.00	3,042,799.00
Municipal:	700	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

TERM SHEET | SALE OF ST. WILLIAM OF YORK | 4900 Edmondson Ave, Baltimore, MD 21229

Please address all of the following items by responding yes/no or providing the requested information.

Seller: St. William of York Roman Catholic Congregation, Incorporated.

Buyer legal name and address:

Contact (or broker) name, phone, and email address:

Price: \$

EMD: 10 percent.

Contingencies (appraisal, financing, inspection, etc.), if any:

Financing terms or cash (include POF or pre-qual): Escalation Clause, if any (include cap and increments):

Purchase Contract: Buyer shall enter into a Contract of Sale prepared by Seller.

Buyer agrees to use seller's closing agent:

Bryan Hyre / Lessans Praley & McCormick, P.A. | 7419 Baltimore Annapolis Blvd, Glen Burnie, MD 21061 | (410) 760-5000

Closing date: within 30 days of end of Study Period.

Study Period: Buyer shall have _____ days from contract effective date to study the Property.

Buyer agrees to purchase the property as is.

Buyer's intended use for the property

Engineering Studies: If for any reason the Contract of Sale is terminated by Buyer, all plans, reports, tests, and other work product performed on Buyer's behalf shall be turned over to the Seller within 15 days of the date of contract termination.

Historic: Buyer acknowledges that it has been advised of MHIT survey B-5100.

Buyer Agrees to Restrictive Covenant: The deed of conveyance shall contain a restrictive covenant which prohibits the use of the Property as an abortion clinic or medical type facility which provides abortion services or counseling, for any use which promotes and/or encourages individuals to obtain an abortion, or recommends the consideration of an abortion as an alternative to carrying a pregnancy through birth; for the occupancy of the Property by a political action group or similar organization that advocates abortion or the right to free choice to elect an abortion; for any use that promotes birth control or euthanasia, for any use that relates to adult entertainment or pornography of any kind including an X-rated movie theater, or to the sale or distribution of pornographic material; for use as a package goods liquor store, a bar, a tavern, a night club, any use involving the sale or consumption of liquor on the Property other than by residential occupants; for a gas station; massage parlor or place of prostitution; for the use, growing, producing, processing, storing, distributing, transporting or selling of marijuana, cannabis, marijuana or cannabis derivatives, substances containing any cannabis or marijuana or any ingredients in cannabis or marijuana; or as an intake, residence or treatment facility of any kind for mental health, addiction, sober living, medical cannabis, prostitution or human trafficking.

Seller's Name: The Buyer may not use the name of St. William of York or Roman Catholic Archbishop of Baltimore after the Property purchase without express written permission from the Seller.

Sacred Goods: Items of a religious nature, potentially including fixtures and personalty, are subject to removal from the Property before Closing. Sacred goods will be identified and removed between the end of Feasibility and Closing. While an effort will be made to avoid substantially altering the Property during the removal process, the Seller makes no guarantees and will undertake no repairs. The Property is sold as-is, where-is. Please note that this Property includes the removal of human remains from the sanctuary.

Insurance: During the term of Feasibility and Closing, Buyer shall maintain Comprehensive General Bodily Injury and Property Damage Liability Insurance on a per-occurrence basis of \$1,000,000 and aggregate of \$1,000,000. Buyer shall, if applicable, maintain Comprehensive Business Automobile Liability insurance including Bodily Injury and Property Damage Liability in the amount of \$300,000 per occurrence. Buyer shall maintain an Umbrella Liability policy providing coverage in excess of the primary limits for CGL, Auto Liability and Workers Compensation Employers Liability of \$3,000,000 for each occurrence. Buyer shall maintain, Workers' Compensation Insurance as required by Maryland State law covering all employees employed by Purchaser in connection with their operation.

This Term Sheet is non-binding on either party.

[Signatures on following page]

Agreed to and accepted by:

BUYER

Buyer Signature

Printed Name and Title

Date

Buyer Signature

Printed Name and Title

Date

Buyer Signature

Printed Name and Title

Date

Buyer Signature

Printed Name and Title

Date

SELLER

Seller Signature

Printed Name and Title

Date

Please include a bank letter, statement, or similar demonstrating **proof of funds**. A letter may be attached to this term sheet with additional information. Buyer to compensate its own broker.

Kindly return this term sheet to:
Barb Bindon (cell:202.492.4666), PraiseBuildings, barb@praisebuildings.com



5771 Waterloo Rd | Ellicott City, MD 20143
PraiseBuildings.com | 855.204.2400



Barb Bindon, President
202.492.4666
Barb@PraiseBuildings.com



Stephen Ferrandi, Broker of Record
410.925.4566
Stephen@PraiseBuildings.com

The material contained in the Offering Memorandum is based in part upon information supplied or obtained from sources deemed to be reliable. Summaries contained herein of any legal document are not intended to be comprehensive statements of the terms of such document but rather only outline of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections, and conclusions. It is expected that purchasers will conduct their own independent due diligence concerning the property, including such engineering, inspections, and evaluation of market conditions as they deem necessary to determine the condition and value of the property. The material contained in this Memorandum is furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi.

 **PraiseBuildings** is the religious property expert
RELIGIOUS PROPERTY BROKERAGE

Our team sells more churches, synagogues, mosques, and temples than any brokerage in the Mid-Atlantic.

We are not just a brokerage. In partnership with our sister company, Trinity Property Management, we help clients prepare their property for sale:

- ❖ Construction repairs & painting.
- ❖ Roof, plumbing, & HVAC.
- ❖ Cleaning & landscaping.
- ❖ Staging & junk removal.

And we carry repair costs until the property sells.

The post-Covid era has changed the way we worship. Our firm can help congregations decide how to adapt to a changing future.

Call us for a free value consultation or evaluation of the health of your complex.

Main Office
855-204-2400

Licensed in MD,
DC, VA, WV,
DE, & PA

