

1025 & 1031 E Monument Street  
Baltimore, Maryland 21202

FOR SALE



House of Worship & Rectory

 **PraiseBuildings**  
RELIGIOUS PROPERTY BROKERAGE

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## Executive Summary

The former Centennial-Caroline United Methodist Church and rectory are offered for sale at \$690,000.

Built in 1876, the church accommodates approximately 500, with pew seating and a large u-shaped balcony. Over 12,000 SF on two levels, the building offers classrooms, offices, kitchen, and fellowship hall. The gas-fired boiler is believed to be functional; there is no central air conditioning. The church portion of the property requires substantial improvements.

The rectory, built in 1920, is in good condition, having recently been renovated and modernized. With ±3738 SF on three finished levels, plus an extra level accessed by custom spiral staircases, the rectory offers multiple office/classroom/meeting rooms, a kitchen, and unique loft space on the uppermost level. The configuration is suitable for daycare, residential care facility, or educational facility.

The property is zoned R9, with the following uses:

| Permitted Uses                            | Conditional Uses                              |
|---|---|
| Home daycare, child or adult              | Commercial daycare, child or adult            |
| Residential care facility                 | Residential care facility (17 or greater)     |
| Multi-family dwelling                     | Rooming house (11 or more units)              |
| Educational facility (primary, secondary) | Educational facility (post-secondary)         |
| Place of worship                          | Community center                              |
|   | Cultural facility                             |
|   | Government facility – offices or public works |
|   | Hospital                                      |
|   | Lodge or social club                          |
|   | Fraternity or sorority house                  |
|   | Neighborhood commercial establishment         |
|   | Parking lot or garage (principal use)         |

## Property Highlights

### Church

- ±12,772 SF on two levels, plus wrap-around balcony.
- Sanctuary seats ±500.
- Large kitchen.
- Dining hall seats ±200.
- Numerous offices, classrooms, meeting rooms.

### Rectory

- ±3738 SF on three finished levels, plus extra loft level accessed by custom spiral staircases.
- Kitchen, offices, classrooms, meeting rooms.
- Newer HVAC and some ADA upgrades.
- Small yard space front and rear.
- Street parking available on Monument and Stirling, plus room for 3 to 4 cars on site.

**Offered at \$690,000**

PraiseBuildings | 5771 Waterloo Road | Ellicott City, Maryland, 21043 | 855.204.2400 PraiseBuildings.com

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Church



Rectory

