



## 2 Stores + 2 Apartments

105 West Saratoga Street  
in Downtown, *Baltimore MD 21201*

- 2 Stores
- 2 Two-Bedroom Apartments

### » Property

<b>BUILT</b>	1920
<b>ZONING</b>	B-4-2, Licensed for 3 Dwelling Units
<b>LOT</b>	1,938 sq.ft. irregular shape
<b>SIZE</b>	5,836 Sq.Ft. Improved Gross Building Area

### » Kitchens and Baths

<b>CABINETS</b>	White Laminate Cabinets, Formica counters, stainless sink.
<b>APPLIANCES</b>	30" electric range, and a refrigerator in each apartment.
<b>LAUNDRY</b>	Stacked washer/dryer in each apartment.
<b>BATHS</b>	Steel shower-tub with vinyl tub surround.
<b>VANITIES</b>	Modern vanity in each bathroom.

### » Interior

<b>WALLS</b>	New drywall walls and ceilings. Suspended grid ceiling tiles.
<b>FLOORS</b>	Wall-to-wall carpet in living areas. Vinyl flooring in kitchens and bathrooms.
<b>DOORS</b>	6-panel Replacement doors throughout. 6-panel steel security apartment entrance doors.
<b>BASEMENT</b>	Fully finished as a day care center. Unfinished sub-basement utility and storage area.
<b>WINDOWS</b>	Vinyl Replacement Windows throughout.

### » Utilities

<b>HEAT</b>	Separate Electric Heat Pump for each unit.
<b>AIR CONDITIONING</b>	Central Air Conditioning in each unit.
<b>HOT WATER</b>	Each unit has a 40-gallon electric water heater
<b>ELECTRIC</b>	All new wiring with 200 Amp Main to each unit.
<b>PLUMBING</b>	All new plumbing with CVPVC pipes.
<b>TRASH</b>	Trash removal and recycling provided by City.

### » Exterior

<b>CONSTRUCT</b>	Brick Townhouse. Stone Foundation walls.
<b>ROOF</b>	Flat torch-down rubber roof.
<b>FIRE ESCAPE</b>	Steel fire escape on rear.
<b>AMENITIES</b>	High Visibility Corner location at Saratoga and Liberty Streets

### Environmental

<b>LEAD PAINT</b>	Certified Lead Free Limited
<b>OIL</b>	No oil tanks observed.
<b>ASBESTOS</b>	No asbestos observed.



Call Ben Frederick, III, CCIM

**410 752 6400** Seller's Exclusive Agent

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**\$495,000 in fee simple**

*\$123,750 per unit. \$85 per sq. ft. \$135 Annual Ground Rent.*

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