



6 Apartments

1422 Park Avenue
in *Historic Bolton Hill, Baltimore, 21217*

6 One-Bedroom
Apartments

» Property

BUILT 1920 according to SDAT, but more likely 1890
ZONING R7 – 6 Dwelling Units
LOT 18' x 150' Block 382, Lot 13
SIZE 4,752 Gross Building Area

» Kitchens and Baths

APPLIANCES Gas stove and refrigerator in each apartment.
CABINETS Solid wood cabinets (most are 1960 vintage) with formica counter and stainless steel sink.
BATH Cast-iron/porcelain shower/tub with ceramic tile floor and ceramic tile wainscoting and shower enclosure. 1 bath has a modern vanity; all others have wall-hung porcelain sink.
FLOOR 1st floor has a wood floor. 2nd floor has ceramic tile floor. All others have 12x12 vinyl flooring.

» Interior

WALLS & CEILINGS First and Second floors have 11' ceiling. Marble fireplace mantel in 2nd floor living room. Mix of plaster and drywall.
FLOORS Hardwood floors throughout interspersed with sections of wall-wall carpet. Main hall and stair is carpeted. Raised panel solid wood doors.

» Environmental

LEAD PAINT Dust wipes per MDE standards
OIL Two 275-gallon oil tanks in basement.
ASBESTOS No asbestos observed.

» Exterior

CONSTRUCT Brick Building with Brick Foundation.
ROOF Modified Rubber Roof (new 2005).
WINDOWS Wood windows on the front with storm panels, mix of jalousie and vinyl replacement windows on rear.
PARKING 2 car parking pad in rear
FIRE ESCAPE Steel fire escape on rear.
AMENITIES Washer & Dryer in the basement
1st and 2nd Floor have enclosed rear porch. Basement includes an office with a full bathroom.

» Utilities

HEAT Oil-fired Columbia 230k btu hot water radiator heat.
COOLING Central air on 1st Flr. Some ceiling fans. Tenants provide window air conditioning.
HOT WATER 2007 GE 75-gallon gas-fired.
ELECTRIC 30 Amp circuit breaker service to each apt.
GAS Separate Gas meter for each apt.
PLUMBING Mix of galvanized and copper water pipe.
TRASH City pick-up included in property taxes.



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\$650,000 in fee simple

\$108,333 per unit. \$137 per sq. ft. No ground rent.

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