



## 10 Apartments

211 East Preston Street  
in *Historic Mount Vernon, Baltimore, 21202*

- 4 Studio Apartments
- 3 Regular One-Bedroom Apartments
- 1 Deluxe One-Bedroom Apartment
- 2 Two-Bedroom Apartment
- 3 Off-Street Parking Spaces

### » Exterior

<b>CONSTRUCT</b>	Brick and Stone Building with Stone Foundation.
<b>ROOF</b>	Modified Rubber main roof with aluminum fibre coating. 90# Rolled lower roofs.
<b>WINDOWS</b>	Vinyl replacement windows on both the front and rear.
<b>PARKING</b>	3 car parking pad in rear
<b>FIRE ESCAPE</b>	Steel fire escape on rear.
<b>AMENITIES</b>	Washer & Dryer in the basement

### » Utilities

<b>HEAT</b>	Gas fired Slant-Fin 175k BTU hot water boiler installed new in 2015. Vintage radiators throughout the property. Supplemental electric baseboard heating units provided in each apartment.
<b>COOLING</b>	Some ceiling fans. Tenants provide window air conditioning.
<b>HOT WATER</b>	2004 State 72-gallon gas-fired..
<b>ELECTRIC</b>	300 Amp total service with 40-Amp main disconnects to each apartment. Square D circuit breakers. Separate meter for each apartment.
<b>GAS</b>	8 gas meters.
<b>PLUMBING</b>	Copper main with a mix of galvanized, copper & plastic water pipe.
<b>TRASH</b>	City pick-up included in property taxes.

### » Property

<b>BUILT</b>	1890 (estimated)
<b>ZONING</b>	OR 4 Zoning District – 10 Dwelling Units
<b>LOT</b>	38' x 100' Block 586, Lot 25
<b>SIZE</b>	6,631 Gross Building Area (field measured)
<b>HISTOIRC STATUS</b>	All exterior changes subject to approval of CHAP and Mid-Town Belvedere Architectural Review Committee.

### » Interior

<b>KITCHENS</b>	Typical units have wood cabinets, Formica counters, 30" gas stove and refrigerator.
<b>BATHROOMS</b>	Most units have a tub with a vinyl tub surround. Mix of vinyl, steel, and cast tubs. 2 vintage claw-foot tubs. 2 baths with modern vinyl shower stall. Units typically have a modern vanity; 2 units have pedestal sink.
<b>WALLS &amp; CEILINGS</b>	Typical walls and ceilings are finished, painted drywall. 1 unit has suspended grid ceiling. 1 bath has painted bead-board wall, 1 apartment has painted paneling wall.
<b>FLOORS</b>	12x12 vinyl tile flooring typical in bathrooms and kitchens. Living areas typically have commercial grade wall-to-wall carpet over hardwood floors

### » Environmental

<b>LEAD PAINT</b>	Each unit is certified in compliance with the Lead Poisoning Prevention Program with Dust Wipe Testing.
<b>OIL TANKS</b>	Old oil tank observed in the basement.
<b>ASBESTOS</b>	Asbestos insulation observed on heating pipes.



Call Ben Frederick, III, CCIM

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

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**\$750,000 in fee simple**

*\$75,000 per unit. \$113 per sq. ft. Possible \$190 Annual Ground Rent.*

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