



Store + 1 Apartment

211 West Read Street
in Historic Mount Vernon, Baltimore, 21201

- 1 Store approx. 530 sq.ft.
- 1 Two-Story, 2-Bedroom, 2-Bath Apartment approx. 1,260 sq.ft.

» Property

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|---------------|------------------------------------|
| BUILT | 1900 |
| ZONING | B5-1; Transform Zoning = C1 |
| LOT | 14' 6" x 50' Block 509, Lot 91 |
| SIZE | 2,175 Gross Building Area per SDAT |

» Exterior

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| CONSTRUCTION | Brick exterior walls with brick foundation. Flat, built-up roof. Wood-joisted frame construction. |
| WINDOWS | Original single-pane wood frame windows. |
| PARKING | Street parking only. |
| FIRE ESCAPE | None needed on a two-story building. |

» Interior

Wood-joisted floor structure with some original wood floors and plaster walls.
This property is in need of a complete gut-rehabilitation.
No knowledge of lead-based paint, but assume it is present given the age of the structure.

| | |
|-----------------|------------------------|
| OIL | No Oil tanks observed. |
| ASBESTOS | No asbestos observed. |

» Tax Credits and Building Plans

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|-----------------|--|
| APPROVED | Façade Grant for \$10,000 – approved CHAP Approval for exterior renovations approved. Qualifies for Historic Rehab Tax Credit equal to 20% of construction costs. |
| PLANS | Full construction plans are complete and available to be assigned to purchaser. |

» Environmental

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|-------------------|---|
| LEAD PAINT | No known lead-base paint, but assumed to exist given the age of the building. |
| OIL | No oil tanks observed. |
| ASBESTOS | No asbestos observed. |

» Utilities

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|----------------|--|
| PUBLIC | Public water and sewer connections are at the building. |
| SYSTEMS | Needs all new electric, plumbing, and HVAC. Nothing salvageable. |



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\$179,000 in fee simple

\$82 per sq.ft. No ground rent.

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