



FOR SALE: 3,550 Sq. Ft. Church and Auto Building

1719 Gorusch Avenue

in Coldstream-Homestead-Montebello, Baltimore City, Maryland 21218



» Property

BUILT	1920
ZONING	R-6 Transform Baltimore new Zoning Classification.
LOT	42' frontage x 90' deep. 3,825 sq.ft. Land. City Block 4123, Lot 8
SIZE	3,550 sq.ft. Building – 2-story front building with 937 sq.ft. on each floor and a 1,680 sq.ft. one-story rear block garage.
PARKING	900 sq.ft. concrete parking lot on the side of the building with fenced gate.

» Construction

EXTERIOR	Brick and block construction.
BASEMENT	No Basements. Concrete Slab on grade.
ROOF	Flat roofs: some hot tar, some modified rubber.
INTERIOR	1,875 sq.ft. two story brick and block building in the front features a 625 sq.ft. sanctuary with a 12' x 18' kitchen. Second floor has a 625 sq.ft. community room with one full bathroom and a 10 x 12 private office. 1,680 sq.ft. one-story block garage in the rear with a ceiling height ranging from 10'6" in the rear to 13' in the front. Sanctuary and community room have carpet on the floor, 2x4 lay-in ceiling tile, drywall walls. Private office has paneled walls and 2x2 lay-in ceiling tile. Bathroom has laminate flooring, drywall, cast iron porcelain tub, toilet, and modern vanity. Kitchen has ceramic tile floor, 2x4 lay-in ceiling tile and vinyl paneled walls. Garage has two roll-up entry doors: 13' wide in the front and 8' wide one in the rear.
MECHANICAL	Front building has electric heat, electric hot water, and plastic water pipes. Garage has a vented wood stove to provide heat. Each unit has its own 100 Amp circuit breaker electric service.

» Environmental

MOLD	No mold reported on the Property.
LEAD PAINT	Seller has no knowledge of lead-based paint in the property.
ASBESTOS	To the best of the seller's knowledge there is no asbestos in or on the property.
TANKS	To the best of the seller's knowledge there are no underground storage tanks on the property.



Call Ben Frederick, III, CCIM

410 752 6400 Seller's Exclusive Agent

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\$75,000 in fee simple

\$21 per sq. ft. No ground rent.

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