



## FOR SALE: 44 Garages

Rear of 3201 North Calvert Street / 200-208 East 32<sup>nd</sup> Street  
in *Historic Charles Village*, Baltimore City, Maryland 21218



### » Property

- BUILT** 1920
- ZONING** R-6 Residential Zoning. Garages can be used only for vehicle storage and personal storage – no auto service.
- LOT** 0.27 acres, approximately 110' x 106' deep. City Block 3878, Lot 43
- SIZE** 8,800 Gross Building Area.
- RENT** 20 garages currently vacant. Average current rent is \$75 per garage. Market in this area is \$100-\$125 per garage.
- TAXES** Current property tax assessment is \$216,000 resulting in a \$5,097.60 annual property tax bill. Charles Village Special Benefits District Surcharge adds another \$260 per year.

### » Construction

- EXTERIOR** Brick walls. Wood-joisted roof structure with built-up slag roofing.
- ROOF** Flat roofs: presumed built-up.
- DOORS** Hinged wood frame doors, most with a security hasp.
- ELECTRIC** There is electric power to the site; however, it is currently turned off.

### » Area Information

Many apartments and condominiums surround this property. Union Memorial Hospital is less than one block away. Charles Village Loft Condominium and Charles Commons Dormitories are one block away. Johns Hopkins University Homewood Campus is 2 blocks away.

### » Environmental

- 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*

[www.BenFrederick.com](http://www.BenFrederick.com)

**\$350,000 in fee simple**

*\$7,950 per garaget. No ground rent.*

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**BEN FREDERICK REALTY**  
BALTIMORE'S APARTMENT PROPERTY SPECIALIST



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