



5 Apartments

2834 North Calvert Street
in *Historic Charles Village, Baltimore, 21218*

- 1 Rooming Unit
- 1 Studio Apartment
- 3 One-Bedroom Apartments
- 1 Car Parking Pad

» Property

BUILT	1902
ZONING	R8 – 4 Dwelling Units, 1 Rooming Unit
LOT	16' x 123' Block 3849, Lot 18
SIZE	2,758 Gross Building Area

» Kitchens and Baths

KITCHENS	Typical: White laminate cabinets, Formica counters, 20" electric stove and refrigerator; some with dishwasher. Vinyl tile or wood floor.
BATHROOMS	Typical: vinyl tile floor, steel tub with ceramic tile or vinyl surround, wall hung sink or vanity. Rooming unit w/vinyl shower and wall-hung sink. 1 rear has shower stall.
LIVING AREAS	Plaster walls, hardwood floors.

» Exterior

CONSTRUCT	Brick Building with Stone Foundation.
ROOF	Modified Rubber roof.
WINDOWS	Vinyl replacement windows.
PARKING	1 car parking pad in rear
FIRE ESCAPE	Steel fire escape.
AMENITIES	Coin Washer & Dryer in the basement

» Environmental

LEAD PAINT	Dust wipes per MDE standards
OIL	No oil tanks observed.
ASBESTOS	Asbestos insulation on old heating pipe.

» Utilities

HEAT	Separate electric baseboard heat for each apartment. Old boiler in basement has been decommissioned.
COOLING	Tenants provide window air conditioning.
HOT WATER	50-gallon gas fired water heater dated 2013.
ELECTRIC	400 Amp total service with circuit breakers (new in 2003) separate meter for each apt with 100-Amp or 60-Amp disconnect. Rooming unit is on the public service meter, so landlord pays all utilities on this unit.
GAS	Gas for water heater only.
PLUMBING	Copper water main with a mix of copper & plastic water pipe.
TRASH	City pick-up included in property taxes.



Call Ben Frederick, III, CCIM

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\$335,000 in fee simple

\$67,000 per unit. \$117 per sq. ft. No ground rent.

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