



## Office + 2 Apartments

6049 Falls Road  
in Lake-Falls, Baltimore County, 21209  
Seller Financing Available to Qualified Purchaser

- 1 550 sq. ft. Office
- 1 One-Bedroom Apartment
- 1 Two-Bedroom Apartment
- 4 Off-Street Parking Spaces

### » Property

<b>BUILT</b>	1893
<b>ZONING</b>	ROA – 2 Dwelling Units ROA = Residential-Office Class A permits conversion of residences to offices as a matter of right.
<b>LOT</b>	50' x 209' =0.24 acre, Tax Account #04090904000991 Map 79, Grid 10, Parcel 23
<b>SIZE</b>	2,390 Gross Building Area Above Grade

### » Exterior

<b>CONSTRUCT</b>	Cedar Shake Shingles over wood frame construction with stone foundation.
<b>ROOF</b>	Asphalt shingle roof.
<b>WINDOWS</b>	Wood frame double-hung windows.
<b>PARKING</b>	4 car parking pad in rear
<b>FIRE ESCAPE</b>	No fire escape required on a 2-story bldg. Wood deck off of the second floor apt.

### » Kitchens and Baths

<b>KITCHENS</b>	Typical: Formica Cabinets, Slate tile counters, 30" gas stove, refrigerator, and dishwasher. Slate tile floor.
<b>BATHROOMS</b>	Cast iron or steel tub with ceramic tile enclosure, pedestal sink or vanity, ceramic tile floor.
<b>LIVING AREAS</b>	Plaster walls, hardwood floors, solid wood doors.

### » Environmental

<b>LEAD PAINT</b>	Dust wipes per MDE standards
<b>OIL</b>	No oil tanks observed.
<b>ASBESTOS</b>	No asbestos observed.

### » Utilities

<b>HEAT</b>	Each unit has its own heating system. High-efficiency Burnham gas-fired hot water radiator boilers. 2 boilers were new in 2015, the third is dated 2000.
<b>COOLING</b>	Tenants provide window air conditioning.
<b>HOT WATER</b>	Each unit has its own 30- or 40-gallon gas-fired Rheem water heater, dated 1999, 2001 and 2015.
<b>ELECTRIC</b>	Separate electric meter for each unit with 60 Amp main service to each unit with Square D circuit breakers.
<b>GAS</b>	Separate gas meter for each unit.
<b>PLUMBING</b>	Copper water main.
<b>TRASH</b>	County pick-up included in property taxes.

**TRAFFIC** 11,200 Vehicles per day.



Call Ben Frederick, III, CCIM

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

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**\$295,000 in fee simple**

\$98,333 per unit. \$123 per sq. ft. Nol Ground Rent

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