



6 Apartments

3002 Saint Paul Street
in *Historic Charles Village, Baltimore, 21218*

- 2 Studio Apartments
- 3 One Bedroom Apartments
- 1 Two-Bedroom Apartment
- 2 Car Parking Pad

» Property

BUILT	1907
ZONING	R8 – 6 Dwelling Units
LOT	19' x 184'3" Block 3860, Lot 22
SIZE	3,807 Gross Building Area

» Kitchens and Baths

KITCHENS	Typical: Wood Cabinets, Formica counters, 30" gas stove and refrigerator. Vinyl tile floor.
BATHROOMS	Typical: Linoleum floor, cast tub with ceramic tile surround, wall hung sink or vanity.
LIVING AREAS	Plaster walls, Drywall, most trim and doors are typical of the 1960s or 1970s. Some hardwood floors, some bedrooms have carpet.

» Utilities

HEAT	Gas fired 300k btu Columbia boiler (dated 1992) circulating hot water baseboards. Separate circulator pump for each apartment allows the option to charge for consumption or install separate boiler for each apt.
COOLING	Tenants provide window air conditioning.
HOT WATER	2-2014 40-gallon gas fired water heaters.
ELECTRIC	100 Amp total service with circuit breakers - separate meter for each apt. some Federal Pacific breakers.
GAS	Separate Gas meter for each apt.
PLUMBING	Copper water main with a mix of copper & plastic water pipe.
TRASH	City pick-up included in property taxes.

» Exterior

CONSTRUCT	Brick Building with Brick Foundation.
ROOF	Modified Rubber roof.
WINDOWS	Vinyl replacement windows.
PARKING	2 car parking pad in rear
FIRE ESCAPE	Steel fire escape.
AMENITIES	Washer & Dryer in the basement

» Environmental

LEAD PAINT	Dust wipes per MDE standards
OIL	No oil tanks observed.
ASBESTOS	Asbestos floor tile observed in the basement steps and basement hall.



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410 752 6400 Seller's Exclusive Agent

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\$595,000 in fee simple

\$99,167 per unit. \$156 per sq. ft. No ground rent.

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