



## 20 Apartment Historic Rehabilitation Development

1214 Eutaw Place  
in *Historic Bolton Hill, Baltimore, 21217*

- 16 One-Bedroom Apartments
- 4 Two-Bedroom Apartments
- 7 Garage Parking Spaces

### » Tax Credits and Building Plans

<b>APPROVED</b>	Federal Income Tax Credit available equal to 20% of Construction Costs. City Property Tax Freeze for 10 years available for historic rehabs.
<b>PLANS</b>	Full construction plans are complete and available to be assigned to purchaser.

### » Property

<b>BUILT</b>	1880
<b>ZONING</b>	OR-2; Transform Zoning = C1
<b>LOT</b>	84' 3" x 131' = 10,985 sq.ft. = 0.25 acre. Block 418, Lot 6
<b>SIZE</b>	23,274 Gross Building Area per SDAT
<b>HISTORY</b>	Most recently a long-term care facility, the property was gutted 2007-2010. Before that, the Baltimore Ear Nose & Throat Hospital.

### » Environmental

<b>LEAD PAINT</b>	Assumed to exist given the age of the building.
<b>OIL</b>	No oil tanks observed.
<b>ASBESTOS</b>	No asbestos observed.

### » Exterior

<b>CONSTRUCTION</b>	Brick exterior walls with brick foundation. Built-up roof. Wood-joisted construction.
<b>WINDOWS</b>	New insulated double-hung wood windows on the front of the property. Rear windows have been removed and/or boarded.
<b>PARKING</b>	Curb cut for garage parking on rking only.
<b>FIRE ESCAPE</b>	None needed on a two-story building.

### » Utilities

<b>PUBLIC</b>	Public water and sewer connections are at the building.
<b>SYSTEMS</b>	Needs all new electric, plumbing, and HVAC.

### » Interior

<b>BASEMENT</b>	Full basement and there is a sub-basement.
<b>ACCESS</b>	Block constructed steel fire stair has been constructed. Elevator shaft exists.



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**\$1,000,000 in fee simple**

\$43 per sq.ft. No ground rent.

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