



6 Apartments

1226 Saint Paul Street
in *Historic Mount Vernon, Baltimore, 21202*

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

» Property

BUILT	1910, Total renovation completed June 2013.
ZONING	OR-2 – 4 Dwelling Units, 2 Efficiency Units
LOT	19'8" x 102' Block 484, Lot 14
SIZE	5,255 Gross Building Area

» Interior

KITCHEN	High quality wood cabinets, granite counters, stainless steel appliances: 30" range (electric in terrace level units, gas in upper floor units), dishwasher, disposal, built-in microwave oven, refrigerator. Ceramic tile floor.
BATHROOMS	Ceramic tile floor. Ceramic tile shower enclosure. Steel tub. Modern vanity. Upper floor units have a second full bathroom with a ceramic tile shower (no tub).
WALLS & CEILINGS	High ceilings. Mix of plaster and drywall. Recessed lights in some areas.
FLOORS	Terrace units have wall-to-wall carpet. 1 st , 2 nd , and 3 rd floor have veneer hardwood flooring with inlay. 4 th floor has tongue & groove hardwood flooring.

» Utilities

HEAT & AC	90+ gas fired forced air heating system with central air. Terrace level units have mini-split heat pumps.
HOT WATER	Separate electric water heater for each apartment.
ELECTRIC	400 Amp service to building with 100Amp main disconnect and separate meter to each apartment.
PLUMBING	2" copper water main. CVPVC interior water pipes. Building is fully sprinklered.
TRASH	City pick-up included in property taxes.

» Exterior

CONSTRUCT	Brick Building with Stone Facade.
ROOF	Modified Rubber roof with Aluminum Fiber Coating. Multiple Skylights.
WINDOWS	Wood-Frame insulated replacement on front, vinyl replacement windows on rear.
PARKING	2 car parking pad in rear
FIRE ESCAPE	Steel fire escape on rear.
AMENITIES	Several marble fireplace mantels. Washer-Dryer in every apartment.

» Environmental

LEAD PAINT	Dust wipes per MDE standards
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.



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\$875,000 in fee simple

\$145,883 per unit. \$167 per sq. ft. No ground rent.

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