



3 Units

832 1/2 West Lombard Street
in *Hollins Market, Baltimore, 21201*

- 1 One-Bedroom Apartment
- 2 Two-Bedroom Apartments

» Property

BUILT	1920
ZONING	R9 – 3 Dwelling Units
LOT	16'3" x 67'10" Block 255, Lot 27
SIZE	2,442 Gross Building Area

» Kitchens and Baths

KITCHENS	European Style laminate kitchen cabinets and some modern wood cabinets. Formica counters. 30" Electric range and refrigerator in each kitchen. 2-Bedroom units have dishwasher.
BATHS	Linoleum or 12x12 vinyl tile flooring. Vinyl shower stall or vinyl shower/tub. Modern vanity.

» Interior

WALLS & CEILINGS	Drywall. Some vaulted ceilings.
FLOORS	Wall-to-wall carpet in living areas.

» Utilities

HEAT	One-Bedroom has electric baseboard heat and window air conditioning. Two-Bedroom apartments each with its own electric heat pump with central air conditioning.
HOT WATER	Separate electric water heater for each unit.
ELECTRIC	400 Amp Total Service with 100 Amps per unit. All Cutler-Hammer circuit breakers.
GAS	No gas service.
PLUMBING	All copper water pipes (main and interior).
TRASH / RECYCLING	Weekly trash pick-up and single-stream recycling provided by Baltimore City and included in property tax.

» Exterior

CONSTRUCT	Brick Building with Brick Foundation. Complete Gut-Rehab circa 1992
ROOF	Modified Rubber Roof.
WINDOWS	Wood double-hung and single-pane replacement windows.
PARKING	1-Car Garage in Rear
FIRE ESCAPE	Steel fire escape on rear.
AMENITIES	Free Washer-Dryer for tenant use. Near University of Maryland

» Environmental

LEAD PAINT	Seller will bring property into compliance prior to closing.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.



Call Ben Frederick, III, CCIM

410 752 6400 *Seller's Exclusive Agent*

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\$280,000 subject to Ground Rent

\$93,333 per unit. \$112 per sq. ft. \$56.00 Annual Ground Rent.

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