



5 Apartments

2904 Guilford Avenue
in *Historic Charles Village, Baltimore City, 21218*

- 1 Studio Apartment
- 4 One-Bedroom Apartments
- 1 Detached Brick Garage

» Property

BUILT	1912
ZONING	R7 – 5 Dwelling Units
LOT	16' x 154' Block 3853, Lot 3
SIZE	2,234 Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets with several vintage built-in wall cabinets. Laminate counters, stainless steel sinks.
APPLIANCES	20" or 24" gas range and refrigerator in each apartment. 2F Studio has under-counter compact refrigerator.
BATHS	2F has vinyl floor; others have ceramic floor. Terrace and 3 rd floor have shower stall only. 2F has claw-foot tub with shower. Others have a regular shower-tub. 2F has wall-hung porcelain sink; others with modern vanity.

» Interior

WALLS & CEILINGS	Mostly plaster. Some drywall. 3 rd floor has celotex acoustic ceiling tile.
FLOORS	Hardwood floors throughout most living areas. Terrace apartment has 12x12 ceramic tile floor throughout.

» Utilities

HEAT	2012 Gas fired Slant Fin 130k btu steam boiler with radiator distribution.
HOT WATER	2 tandem 40-gallon AO Smith water heaters dated 2007.
ELECTRIC	100 Amp total service with circuit breakers to each apartment.
PLUMBING	Copper main, all interior appears to be copper.
COOLING	Tenants provide window air conditioning.
TRASH	City pick-up included in property taxes

» Exterior

CONSTRUCT	Brick Building with Stone Foundation.
ROOF	Modified rubber roof with aluminum fibre coating.
WINDOWS	Vinyl replacement windows. Wood doors.
PARKING	2 car detached brick garage in rear.
FIRE ESCAPE	Steel fire escape on rear.
AMENITIES	Free washer=dryer for tenant use.

» Environmental

LEAD PAINT	Dust wipe inspection certificate for each.
OIL	No oil tanks observed.
ASBESTOS	Asbestos heat shield observed above boiler.



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\$460,000 in fee simple

\$92,000 per unit. \$82 per sq. ft. no ground rent.

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