



## Store + 3 Apartments

2429 Saint Paul Street  
in *Historic Old Goucher, Baltimore, 21218*

- 1 One-Bedroom Apartments
- 2 Two-Bedroom Apartments
- 1 640 sq.ft. Store with Loft

### » Property

<b>BUILT</b>	1915
<b>ZONING</b>	C1 (Neighborhood Business District) + 3 Dwelling Units
<b>LOT</b>	16'8" x 123' City Block 3829, Lot 9
<b>SIZE</b>	2,764 Gross Building Area

### » Kitchens and Baths

<b>KITCHENS</b>	New wood cabinets with laminate counter, stainless steel sink, white appliances, 20" or 30" gas range in each unit with refrigerator. 2 <sup>nd</sup> flr has dishwasher.
<b>FLOORING</b>	Ceramic tile in kitchens and baths.
<b>BATHROOMS</b>	Steel tub with shower. Ceramic tile tub enclosure. Modern vanity.

### » Exterior

<b>CONSTRUCT</b>	Brick Building with Brick Foundation.
<b>ROOF</b>	Built-up main roof. 90# Rolled lower rear roof.
<b>WINDOWS</b>	Vinyl replacement windows. Wood doors.
<b>PARKING</b>	1 car parking pad in rear
<b>FIRE ESCAPE</b>	Steel fire escape on rear.
<b>AMENITIES</b>	Coin Washer-Dryer in the basement.

### » Environmental

<b>LEAD PAINT</b>	MDE Certified Lead-Free Limited
<b>OIL</b>	No oil tanks observed.
<b>ASBESTOS</b>	No asbestos observed in the house.
<b>TRASH</b>	City pick-up of trash and recycling included in property taxes.

### » Interior

<b>WALLS &amp; CEILNGS</b>	Mostly drywall with some plaster. Some exposed brick accent walls. Some ceiling fans.
<b>FLOORS</b>	Wall-to-wall carpet in living areas.

### » Utilities

<b>HEAT</b>	Separate gas-fired 80% furnaces with central air conditioning in each unit. 1 <sup>st</sup> flr rear apt has 90% gas furnace with central air.
<b>COOLING</b>	Central air conditioning.
<b>HOT WATER</b>	Separate electric water heater for each unit.
<b>ELECTRIC</b>	Separate meter for each apartment plus public service. 100 Amp each. Separate gas meter for each apt.
<b>PLUMBING</b>	Copper water main. Mix of copper and CVPVC interior.



Call Ben Frederick, III, CCIM

**410 752 6400** Seller's Exclusive Agent

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**\$375,000 in fee simple**

*\$93,750 per unit. \$136 per sq. ft. No ground rent.*

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