



FOR SALE: 18 Rental Townhouses on same block

2300 Block Hunter Street

in *Historic Old Goucher*, Baltimore City, Maryland 21218



» Property

BUILT	1920
ZONING	OR-2 Office-Residential Zone. Each unit is properly licensed as a one-family rental home in Baltimore City
LEGAL DESCR.	City Block 3822, Lot 52, 53, 54, 55, 57, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 72
SIZE	12,424 Gross Building Area. Average lot is 12' wide and 59' deep
PARKING	No Parking.

» Construction

EXTERIOR	Brick construction. Two story houses with flat roofs. Vinyl replacement windows. Wood or steel entry door.
BASEMENT	Each house has a full basement with 7' clear ceiling height.
ROOF	Flat roofs:
INTERIOR	Drywall walls and ceilings. 6 houses have laminate flooring, others have hardwood on the first floor. Wall-to-wall carpet on the steps and second floor rooms. Raised panel doors. Bathrooms have ceramic tile floors, ceramic tile tub enclosures, and modern vanity. 5 houses have a whirlpool shower tub, others have steel shower tub. Kitchens have wood or laminate flooring, modern wood cabinets, laminate counters, most have porcelain sink, all have dishwasher, disposal, refrigerator and 30" electric range.
MECHANICAL	Gas fired forced air heat. 6 houses have central air. Each house has a gas-fired water heater (2 30-gallon, the rest are 40-gallon). Each house has all circuit breaker electric panels. Most are 100 Amp, 3 have 150-Amp, 1 has 200-Amp. No Federal Pacific. Copper water main to each house with copper or CVPVC interior water pipes.

» Environmental

LEAD PAINT	All homes are certified Limited Lead-Free per MDE standards.
OTHER	No asbestos observed. No oil tanks observed. Some mold observed on some rear basement brick walls.
TRASH	Baltimore City picks up trash and recycling once per week at no additional charge (included in property taxes).



Call Ben Frederick, III, CCIM

410 752 6400 *Seller's Exclusive Agent*

\$1,908,000

\$106,000 per unit. \$154 per sq. ft. 1 Ground rent of \$72 per year.

www.BenFrederick.com

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.