



**BEN FREDERICK REALTY**  
BALTIMORE'S APARTMENT PROPERTY SPECIALIST

## FOR SALE: 18 Rental Townhouses on same block

2300 Block Hunter Street

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



### » Property

BUILT	1920
ZONING	R-8 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	Street Parking.

### » Construction

EXTERIOR	Brick construction. Two story houses with flat roofs. Vinyl replacement windows. Wood or steel entry door.
BASEMENT	
INTERIOR	Drywall walls and ceilings. Hardwood floors on the first level; 6 houses have laminate flooring. Wall-to-wall carpet on the steps and second floor bedrooms. Raised panel doors. Ceramic tile bathroom floors and tub enclosures with steel shower/tub; 5 houses have a whirlpool 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. Full size washer and dryer in each house.
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*

**www.BenFrederick.com**

**\$1,795,000**

*\$99,722 per unit. \$144 per sq. ft. 1 Ground rent of \$72 per year.*

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