



7 Apartments

615-617 North Paca Street
in *Historic Seton Hill*
Baltimore City, Maryland 21201

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

» Exterior

CONSTRUCT	Brick front with brick foundation.
ROOF	Built up hot tar and asphalt shingle.
WINDOWS	Wood windows on front mix of wood and vinyl replacement windows on rear.
PARKING	Street parking
FIRE ESCAPE	Wood fire escape.

» Environmental

LEAD PAINT	Lead Certificates using dust testing.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	2 apts have gas fired forced air heat, others have electric baseboard heat.
COOLING	Tenants provide window air conditioning.
HOT WATER	100 gallon State Commercial with 200 gallon/hour recovery.
ELECTRIC	300-400 Amps per building with 100 Amp Square D circuit breakers to each apt. Separate meter for each apartment.
GAS	Separate Gas meter for each apt.
PLUMBING	Mix of galvanized, copper & plastic water pipe.
TRASH	City pick-up included in property taxes.

» Property

BUILT	1920 per tax records, Totally Renovated in 2003
ZONING	R8 – 7 Dwelling Units
LOT	54'5" x 91'3" and 108'1" Block 547B, Lots 58 and 59
SIZE	7,081 sq.ft. Gross Building Area

» Kitchens and Baths

KITCHEN	Wood Cabinets, Formica counters, 30" electric stove and refrigerator in each apartment.
BATHROOMS	More than half have steel shower/tub with ceramic till surround and modern vanity. The others have vintage cast iron claw foot tub with a pipe shower adapter and a modern vanity. Bathrooms have vinyl tile flooring.

» Interior

WALLS & CEILINGS	Ground floor units have 9'+ ceiling heights. Upper floor rear sections have vaulted ceilings. A mix of plaster walls and ceilings and drywall. Some exposed brick walls and some vintage wood slat walls. Several apartments are two-level units.
FLOORS	Some areas have original random width hardwood flooring, many of the bedroom areas have commercial grade wall-to-wall carpet.

» Amenities

- Enclosed rear patio
- Saint Mary's Park, a 4-acre walled City Park with mature trees and brick paths, is directly across the street.
- Just a few blocks south of the State Office Complex and 6 blocks north of University of Maryland.



Call Will A Cannon III

410 916 3331 Seller's Exclusive Agent

<https://BenFrederick.com>

410-235-9500

\$775,000 in fee simple

\$110,714 per unit. \$109 per sq. ft. No ground rent.

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