



FOR SALE: 18 Apartments in 5 Buildings

859, 861, 863, and 865 Hollins Street and #40 Parkin Street
in *Hollins Market Historic District*, Baltimore City, Maryland 21201



» Property

BUILT	1880 estimated
ZONING	R-8. Zoned for 15 Units. Located in an "Opportunity Zone" qualifying for tax incentives.
LOT	13,086 sq.ft. land = 0.30 acres, 91' frontage on Hollins St. City Block 237, Lots 40, 41, 42, 43, 55, and 72
SIZE	19,316 Gross Building Area.
PARKING	3 garages, 2-cars each for a total of 6 off-street parking spaces.

» Construction

EXTERIOR	Brick construction. Stone foundations. Three-story townhouses. Flat, built-up hot tar roofs.
BASEMENT	Full Basements with high ceiling heights.
INTERIOR	Some original random width hardwood floors, many new pre-finished hardwood floors. Kitchens and baths typically have vinyl floor tile or linoleum; a few with ceramic tile. Walls are typically plaster or plaster board. High ceilings. Kitchens have wood or laminate cabinets, laminate counters, and equipped with a range (mostly 30" gas; some electric) and refrigerator. Most baths have a shower/tub and modern vanity. A few have vinyl shower stall.
MECHANICAL	3 buildings have central gas-fired hot water radiator heat, 1 has separate gas-fired boiler with radiators and 40 Parkin has separate forced air heat. No Central air; all units rely on window air conditioning and/or ceiling fans. Each apartment has its own electric meter, typically 100-Amp circuit breaker. Most units have their own separate gas meter. All water mains are copper. Most interior pipes appear to be copper or CVPVC..

» Environmental

MOLD	No mold reported on the Property.
LEAD PAINT	All units have lead-based paint risk reduction certificate, though some are out of date.
ASBESTOS	None observed and to the best of the seller's knowledge there is no asbestos in or on the property.
TANKS	Observed 1 abandoned, empty oil tank in one of the basements.



Call Ben Frederick, III, CCIM

410 752 6400 Seller's Exclusive Agent

\$1,550,000

\$86,111 per unit; 80 per sq. ft. One property has a \$38.25 annual ground rent.

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