



2 Apartments / 1 Retail Space

1030 Hollins Street
Hollins Market District
Baltimore City, Maryland 21223

1 Un-Finished Retail Space
2 2 Bedroom Apartments

» Exterior

CONSTRUCT	Brick front with brick foundation.
ROOF	2018 Torch Down Rubber
WINDOWS	Wood windows in front of building, Vinyl replacement on side and rear.
PARKING	Street parking
FIRE ESCAPE	Metal fire escape in rear.

» Environmental

LEAD PAINT	Certified Lead Free
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Separate 2009 Heat Pump in each unit
COOLING	Separate 2009 Central Air in each unit
HOT WATER	Separate 2009 40 gallon hot water heater in each unit
ELECTRIC	200 AMP / 100 AMP per Unit Separately metered
GAS	None
PLUMBING	Mix of copper & plastic water pipe.
TRASH	City pick-up included in property taxes.

» Property

BUILT	1900 per tax records, Gut Renovated in 2009
ZONING	C1 – 2 Dwelling Units
LOT	18' x 100' Block 0218, Lot 039
SIZE	2700 sq. ft. Gross Building Area

» Kitchens and Baths

KITCHEN	Wood Cabinets, Laminate countertops ..
FIRST FLOOR	Gutted 1 st level – Zoned for either commercial or residential
SECOND FLOOR	Wood cabinets, laminate countertops, stainless steel sink, refrigerator, dishwasher, disposal, 30" electric range. Hard wood floors. Bath w/ceramic tile floor and tub surround, steel shower-tub and modern vanity. Stackable washer / dryer
THIRD FLOOR	Wood cabinets, laminate countertop, 30" electric range, refrigerator, dishwasher and disposal. Hardwood floors. Bath has modern vanity, 12 x12 ceramic floor and tub surround, cast iron shower-tub Stackable washer / dryer

» Interior

WALLS & CEILINGS	Walls are a mixture of exposed brick and drywall. 10 ft high ceilings throughout.
FLOORS	Hardwood floors in living space and kitchen, ceramic tile in bathrooms. Carpets in bedrooms – new 2019



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

www.BenFrederick.com

\$239,000 in fee simple

\$79667 per unit, \$89 per sq. ft. No Ground Rent

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.



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