Site Available for Development – Hampden Neighborhood 3911-3919 and 3923 Roland Ave. Baltimore City, MD 21211

Block 3561, Lots 30, 31, 32, 33, 34, and 36

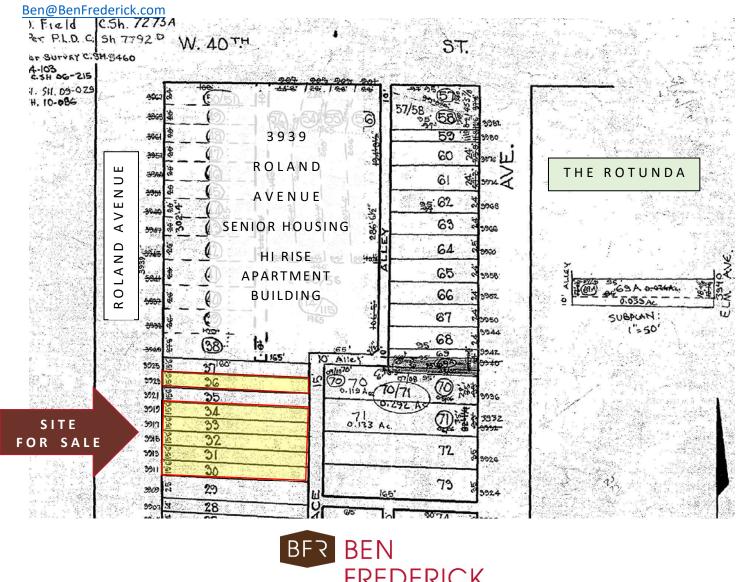
Current Use: 6 fire damaged, abandoned single family row homes, each with City Water and City Sewer connections Site Size: Each of the 6 lots is 15'6'' wide by 160' = 2,480 sq.ft. each, total of 14,880 sq.ft = 0.34 acres

If Lots 35 and 37 are added, the total site would be 19,840 sq.ft. = 0.455 acres.

Zoning R-7, allows 1 Dwelling Unit per 1,100 sq.ft. lot area = 14 units. Age Restricted developments require 575 sq.ft. of lot area per dwelling unit resulting in a development potential of 26 units. 18 units supported if Lots 35 & 37 are added. The high rise apartment building just north of this size is zoned R-10, with a 200 sq.ft. per dwelling unit density.

Offering: \$150,000 per lot. Terms: Cash to seller, closing in 90 days.

Contact: Ben Frederick III, CCIM, Ben Frederick Realty, Inc., Seller's Exclusive Agent, 410-752-6400,







3911 to 3919 and 3923 Roland Avenue, Baltimore City, Maryland 21211 May be able to add 3921 and 3925



