



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



4 Apartments

2733 Saint Paul St.

in Charles Village, Baltimore City, 21218

3 2-Bedroom, 1 Bath Apartments

1 1-Bedroom, 1 Bath Apartment

» Property

BUILT	~1900
ZONING	R8, Licensed for 4 Dwelling Units.
LOT	18' x 123' Block 3842, Lot 30
SIZE	3,366 Above-Grade Sq. Ft., plus 400 Finished Basement Sq. Ft., totaling 3,766 Finished Sq. Ft.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Main flat roof rubber with aluminum fiber coating; 1 skylight. Front roof pitched asphalt shingle.
WINDOWS	Vinyl replacement windows.
PARKING	2-car parking in rear
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Oil-fired Smith-Taco hot water boiler. 1 st , 2 nd & 3 rd floors have radiator heat; basement has hot water baseboard heat.
HOT WATER	30 gallon State Select 2011; 40 gallon State Proline 2017; 29 gallon Hotpoint 2007; 29 gallon GE 2006; all gas-fired.
ELECTRIC	400 amp service; 5 meters; 100 amps to each apartment, 60 amps for public service.
GAS	4 gas meters.
PLUMBING	1" galvanized steel water main. Supply lines mix of steel and copper; drain lines pvc.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Interiors

KITCHENS	1 st floor, 2 nd floor & basement have laminate counters & wood cabinets, 3 rd floor has mix of wood & laminate counters and wood & laminate cabinets; stainless steel sinks; 1 st floor, 3 rd floor, & basement have 20" gas ranges, 2 nd floor has 30" gas range; mix of laminate & vinyl tile floors.
BATHS	1 st floor, 2 nd floor & basement have modern vanities, 3 rd floor has pedestal sink; 1 st floor, 2 nd floor, & 3 rd floor have steel tubs with ceramic tile enclosures, basement has vinyl stand-up shower with vinyl enclosure; 1 st floor, 2 nd floor & 3 rd floor have ceramic tile floors, basement has vinyl tile floor.
WALLS & CEILINGS	1 st floor, 2 nd floor & 3 rd floor have mix of plaster and drywall; basement has mix of drywall and wood paneling.
FLOORS	1 st floor has mix of hardwood and laminate; 2 nd floor has laminate; 3 rd floor has hardwood; basement has carpet.

» Environmental

LEAD-BASED PAINT	1 st , 2 nd & 3 rd floors have lead-certified dust swipes; basement is lead-free.
OILTANKS	Above-ground 275 gallon oil tank in rear.
ASBESTOS	None observed.



Call Tom Fair

443 616 1041 Seller's Exclusive Agent

www.BenFrederick.com
410 235 9500

\$395,000 in fee simple

\$98,750 per unit. \$117 per sq. ft. no ground rent

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