



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



Commercial Building

34 West 25th Street
Charles Village, Baltimore City, 21218

Zoned C-1, Community
Commercial

» Property

BUILT ~1900.

ZONING C-1; Permitted Use 1 Dwelling Unit and 1 Book Store.

LOT Block 3626, Lot 35; 16'8" x 150'.

SIZE 3,162 sq. ft.

» Kitchens and Baths

KITCHEN One kitchen, located on the third floor, with wood cabinets, laminate counters, stainless steel sink, 20" gas range, and hardwood floors.

BATHS First floor has half bath with pedestal sink and vinyl tile floors. Second floor has half bath with wall mounted sink and ceramic tile floors. Third floor has full bath with wall mounted sink, claw foot tub and hardwood floors; and half bath with pedestal sink and vinyl tile floors.

» Interior

WALLS & CEILINGS Walls are plaster with some drywall and wood paneling. Ceilings are a mix of plaster and Celotex. First floor rear office has tray ceiling.

FLOORS First and second floors are carpeted. Third floor has hardwood floors.

» Exterior

CONSTRUCT	Brick with stone foundation.
ROOF	Flat rubber roof.
WINDOWS	Wood frame double-pane double-hung windows.
PARKING	2-car asphalt parking pad.

» Environmental

LEAD PAINT	Unknown.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Gas-fired hot water Slainte Fin boiler with radiator distribution.
HOT WATER	Gas-fired AO Smith 50 gallon water heater, installed 2012.
ELECTRIC	One meter, 200-amp service.
GAS	Two gas meters.
PLUMBING	Steel water main; visible water supply lines are mix of copper and steel; all visible drain lines pvc and steel.
TRASH	Trash service included in property taxes.



Call Tom Fair, Advisor / Principal

410 235 5200 *Seller's Exclusive Agent*

410 235 9500
www.BenFrederick.com

\$250,000 in fee simple
\$79 per sq. ft. no ground rent

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