



## 6 Apartments

722 Gladstone Avenue  
in Historic Roland Park, Maryland 21210

- 1 Studio Apartment
- 2 Two-Bedroom Two-Bath Apartment
- 3 Two-Bedroom One-Bath Apartments

### » Property

BUILT	1910
ZONING	R-3 – Licensed for 6 Dwelling Units
LOT	50' x 126'8" 0.145 acres. Block 4924A, Lot 21
SIZE	5,226 Gross Building Area

### » Exterior

CONSTRUCT	Vinyl siding, Brand new siding on left, right and rear
ROOF	Asphalt Shingles. Modified rubber or TPO above the dormers.
PARKING	Concrete Parking Pad for 4 vehicles.
FIRE ESCAPE	Steel fire escape on the front and rear.
AMENITIES	1 block to Starbucks & Eddie's Market. 2 Blocks to Roland Park Elementary. Washer-Dryer in each apartment.

### » Kitchens and Baths

CABINETS	Wood Cabinets, Formica counters, stainless sink.
APPLIANCES	30" gas or electric range, refrigerator and dishwasher in each apartment.
LAUNDRY	Washer and Dryer in each apartment.
BATHS	Ceramic tile flooring, steel shower-tub with ceramic tile tub surround.
VANITIES	Modern vanity or pedestal sink in each bathroom.

### » Environmental

LEAD PAINT	Lead Dust Wipes per MDE standards
OIL	No oil tanks observed.
ASBESTOS	Some asbestos observed in basement.

### » Interior

WALLS & CEILINGS	Some plaster and some drywall walls and ceilings. Newly renovated apartments have recessed lights.
FLOORS	Some new hardwood flooring and some wall-to-wall carpet in living and sleeping areas. Vinyl tile flooring in kitchens for units 3 – 6; Wood flooring in kitchens in unit 1 and 2. Apartments 3 and 5 have some new vinyl plank flooring.
DOORS	Some new 6-panel raised panel doors and some original 4-panel solid wood doors
WINDOWS	Vinyl replacement windows throughout with some original stained glass accent windows.
STRUCTURAL	Evidence of structural issues beneath Apt 2; Report available

### » Utilities

HEAT	Separate 90+ gas-fired forced air heat or electric heat pump w/central air conditioning for each unit except the studio.
HOT WATER	Separate electric water heater for each.
ELECTRIC	60 Amp circuit breaker to each apt.
PLUMBING	Galvanized main with a mix of copper and plastic interior water pipes.
TRASH	Trash removal & recycling provided by City of Baltimore and included in property taxes.



**Call Cheryl Sadera**

**410-688-1348** *Seller's Exclusive Agent*

[www.BenFrederick.com](http://www.BenFrederick.com)

**410-235-9500**

**\$750,000 in fee simple**

*\$125,000 per unit. \$144 per sq. ft. No ground rent.*

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