



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



4 Apartments

310 East Lanvale Street
in Greenmount West, Baltimore City, 21202

3 Two-Bedroom, Two-Bath Apartments
1 One-Bedroom Apartment

» Property

BUILT	1917; Rehabbed 2019.
ZONING	R-8, Licensed for 4 Dwelling Units.
LOT	17' x 88' Block 1103, Lot 50.
SIZE	2,652 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Silestone countertops with wood cabinets and stainless steel sinks. Stainless steel 30" electric ranges; built-in microwaves; and dishwashers. Hardwood floors.
BATHS	Apartments 2, 3, and 4 have two full bathrooms each, with modern vanities, either fiberglass tubs or fiberglass show stalls, with ceramic tile enclosures and ceramic tile floors. Apartment 1 has one full bathroom, with a modern vanity, full fiberglass shower stall with ceramic tile enclosure, and ceramic tile floor.
WALLS & CEILINGS	Drywall. Ceilings features recessed lighting.
FLOORS	Hardwood floors throughout.
LAUNDRY	Apartments 1, 2, and 4 have in-unit stacked electric clothes washers & dryers. Apartment 3 has an all-in-one electric washer/dryer.

» Exterior

CONSTRUCT	Brick construction.
ROOF	TPO roof.
WINDOWS	Double-pane, double-hung wood windows throughout.
PARKING	One-car concrete parking pad in rear.
FIRE ESCAPE	Sprinkler system.

» Utilities

HVAC	Ductless mini-splits provide heating and cooling.
HOT WATER	Each apartment has its own electric water heater.
ELECTRIC	5 meters; 400 amp total service.
GAS	None.
PLUMBING	All visible water supply pipes are cpvc; drain lines are pvc.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Environmental

LEAD-BASED PAINT	Limited lead free.
OILTANKS	None observed.
ASBESTOS	None observed.



Call Tom Fair

410 235 5200 *Seller's Exclusive Agent*

www.BenFrederick.com
410 235 9500

\$795,000 subject to ground rent

\$198,750 per unit. \$300 per sq. ft. \$130 annual ground rent

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