



FOR SALE: 1,175 Sq. Ft. Land, 2,356 Sq.Ft. Bldg

207 South Fremont Avenue

in Ridgely's Delight Historic District, Baltimore City, Maryland



» **Property**

- YEAR BUILT 1890
- ZONING Current Zoning: R-8. Two Dwelling Units, possible to get a variance for more. Site is subject to CHAP Historic District development guidelines.
- LOT 25' frontage on Fremont Avenue Total land area 0.0262 acres. City Block 0674, Lot 27
- SIZE 2,356 Gross Building Area of existing building
- PARKING On street parking

» **Construction**

- EXTERIOR Brick exterior wall construction. Wood joisted floor system. Three-story. Pitched roof covered with mineral felt paper.
- INTERIOR Wood floors, plaster walls. Interiors are in poor condition with deteriorated joists and cracked plaster throughout.
- MECHANICAL No functioning heating system. Plan on a complete gut-rehab or tear-down and re-build.

Location Access to I-395 and I-95. Across from University of Maryland Downtown Campus / Maryland's Shock Trauma Center.

» **Environmental**

- MOLD Extensive mold observed in many areas of the Property.
- HAZARDS Asbestos floor tile observed. No known underground oil tanks. Though not tested, lead-based paint is assumed.



Call Will A. Cannon, III

410 916 3331 Seller's Exclusive Agent

www.BenFrederick.com

\$170,000 in fee simple

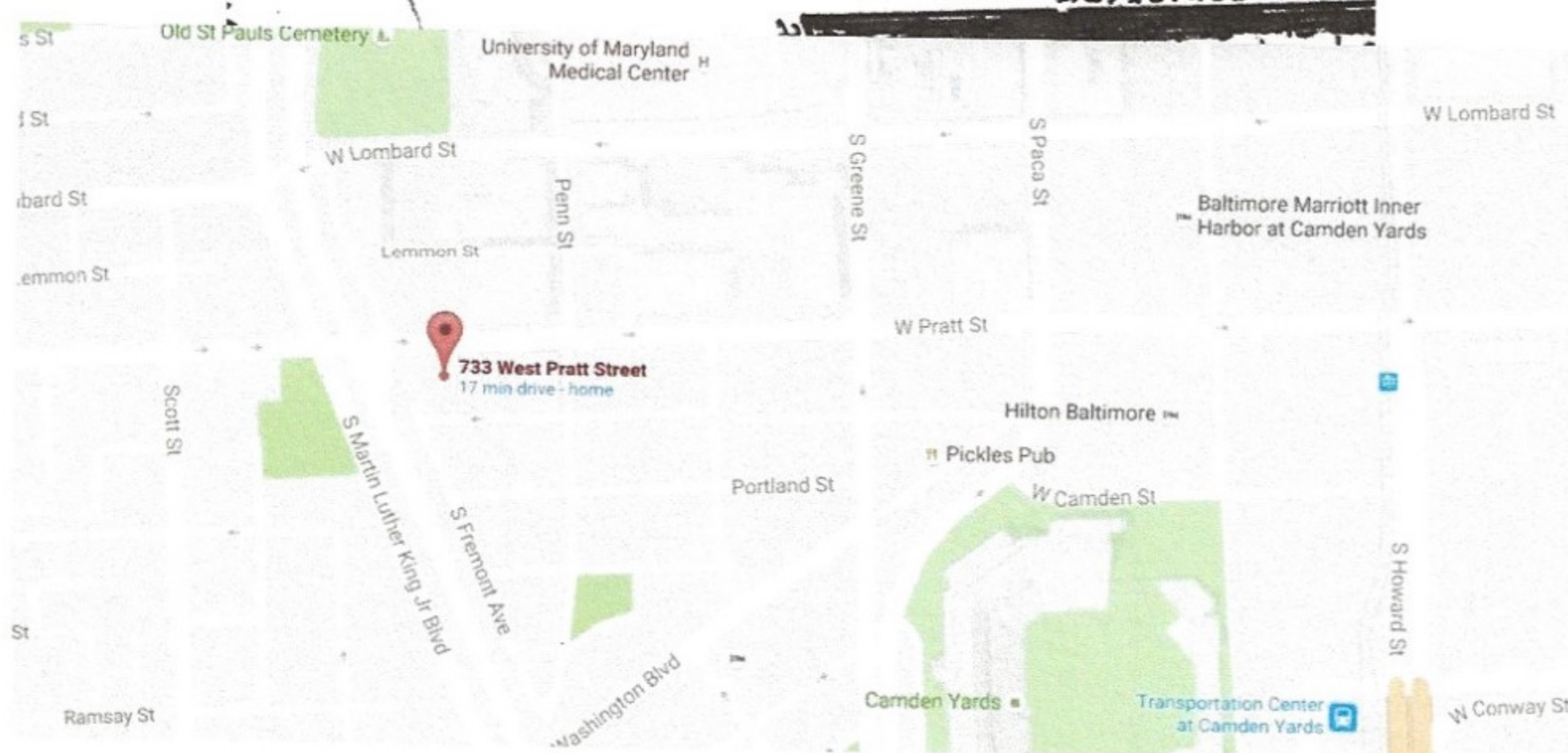
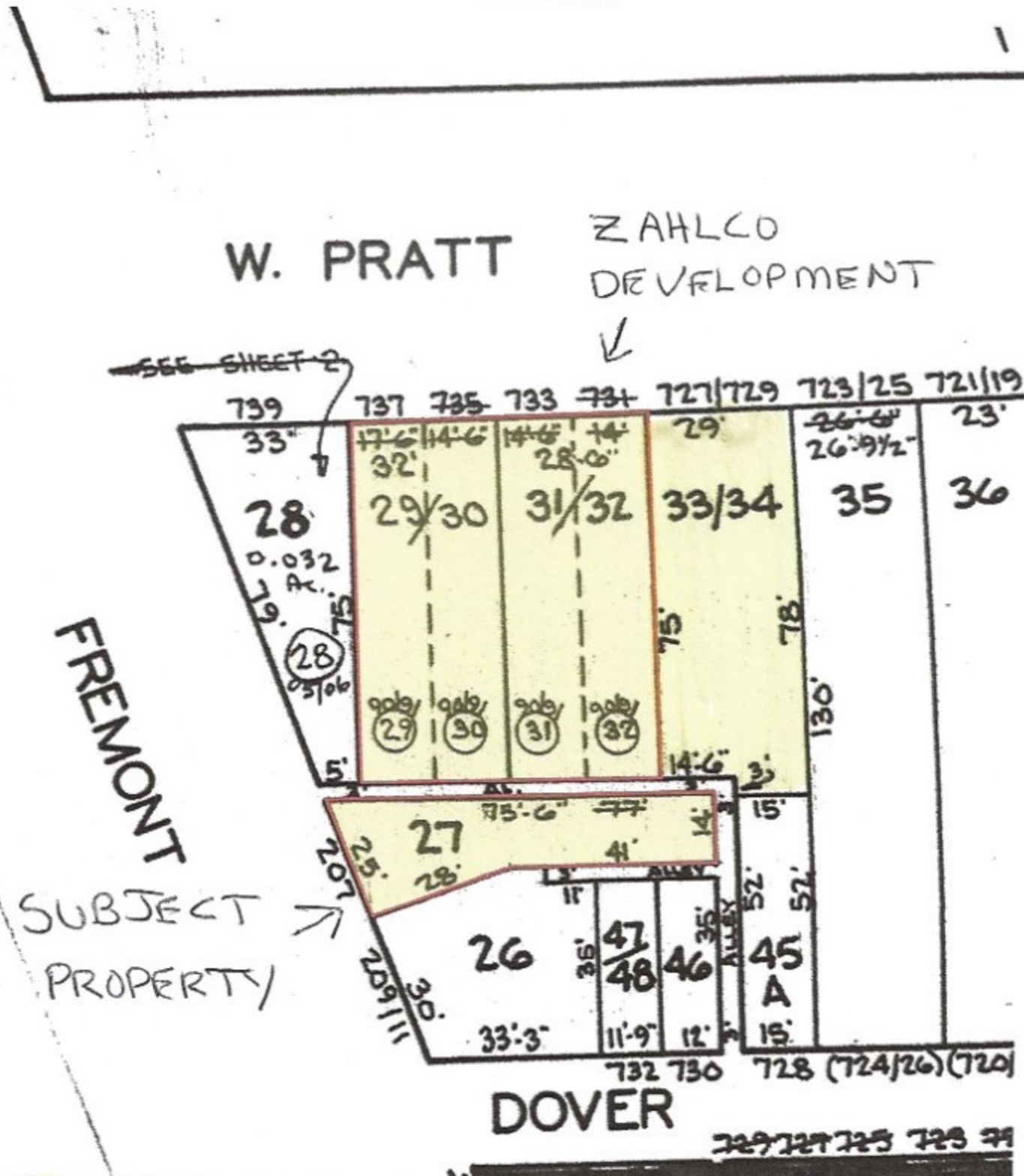
\$144 per sq. ft. of land. No ground rent.

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