



## 8 Apartments

837 Hollins Street  
In Historic Hollins Market  
Baltimore City, Maryland 21201

- 4 Studio Apartments
- 1 One Bed/One Bath
- 1 Two Bed/One Bath
- 1 Two Bed/Two Bath
- 1 Three Bed/Two Bath
- 1 Two Car Garage

### » Exterior

CONSTRUCT	Stone front/Brick/Vinyl siding/ Brick foundation/Brick Garage
ROOF	Rubber Burn Down Roof
WINDOWS	Combination of Replacement and Wood
PARKING	2 Car garage/ 2 Off Street parking spaces

### » Environmental

LEAD PAINT	Full Risk Reduction/Dust swipes per MDE Standards
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

### » Utilities

HEAT	All units have separate gas fired forced hot air systems
COOLING	Window units
HOT WATER	All units have separate 40 gallon hot water tanks
UTILITIES	All units are separately metered for gas and electric
PLUMBING	New 2" Copper main from street, mix of cooper, PVC interior
TRASH	City pick-up included in property taxes.

### » Property

BUILT	1880 per tax records
ZONING	R7 – 8 Dwelling Units
LOT	Block 0238, Lot 047
SIZE	7410 sq.ft. Above Grade, 6425 sq.ft. Prop Land Area

### » Kitchens and Baths

KITCHEN	All kitchens have modern appliances, 30" gas range, wooden cabinets, refrigerator and 30" Stainless steel sink. Kitchens have a mix of granite and laminate countertops, dishwashers in 4 out 8 units.
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, A mix of tub and stall showers with vinyl and ceramic tile surround. Shared coin operated washer/dryer in 1 <sup>st</sup> floor hallway.

### » Interior

WALLS & CEILNGS	Walls are a mix of plaster and sheetrock. Large skylight in center staircase roof
FLOORS	A mix of original hardwood, carpet and vinyl



**Call Will A. Cannon III**

**410 916 3331** *Seller's Exclusive Agent*

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

**\$860,000 in fee simple**

*\$107,500 per unit. \$116 per sq. ft. No ground rent.*

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.