



## 1 Office & 1 Apartment

849 W. 36<sup>th</sup> Street  
In Hampden, Baltimore 21211

- 1 Office/Retail Space
- 1 One-Bedroom Apartment

### » Property

BUILT	~1900.
ZONING	C1, Licensed for 1 Dwelling Unit and 1 office.
LOT	13'4" x 80'; Block 3532, Lot 070.

### » Exterior

CONSTRUCT	Brick, with stone and block foundation.
ROOF	Rubber roof, 2016.
WINDOWS	Vinyl replacement windows.

### » Utilities

HEAT	Rheem electric heat pump and central air for first floor. Williamson gas-fired boiler with radiator heat on second floor.
HOT WATER	Bradford White, gas-fired water heater serves the first floor. AO Smith electric water heater.
ELECTRIC	100 amps to building; 60 amps to office; 40 amps to second floor.
GAS	2 gas meters
PLUMBING	Galvanized steel main water supply; galvanized steel main sewer drain. All interior observable supply lines are a mix of C-PVC and copper. All observable drain lines are a mix of galvanized steel and PVC.

### » Interior

RETAIL / OFFICE	12' ceilings with recessed lighting and store-front glass window. Exposed brick wall in main sales area, carpet throughout. Kitchenette with wood cabinetry, laminate counters and stainless sink. Half bath for employees and customers with modern vanity and vinyl floor.
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### 2<sup>nd</sup> FLOOR APARTMENT

Spacious one-bedroom that could be converted to a two-bedroom. Huge living room and dining room, with hardwood floors throughout. Kitchen has wood cabinetry, laminate countertops, 30" gas range, and vinyl flooring. Utility room houses a sanitary tub and room for a stacked washer and dryer. Bathroom has vinyl floors, cast iron tub with ceramic tile tub surround. Bedroom has the bonus of access to a private porch.

### » Environmental

LEAD-BASED PAINT	Full Risk Reduction dust wipe test
OILTANKS	None observed.
ASBESTOS	Asbestos insulation observed on heating pipes in basement.



**Call Cheryl Sadera**

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

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**410 235 9500**

**\$360,000 in fee simple**

*\$180,000/unit \$215/per sq. ft.*

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