2 Apartments & 1 Office
3422 Chestnut Ave
In Hampden, Baltimore 21211

2 One-Bedroom Apartments
1 Office with half-bath

» Property

BUILT	~1900.
ZONING	R8, Licensed for 2 Dwelling Units and 1 office.
LOT	14' x 80', 3533, Lot 039

» Exterior

CONSTRUCT	Brick, end of group rowhome.
ROOF	Built up tar with aluminum-fiber coating
WINDOWS	Vinyl replacement windows. Some glass block in basement.

» Interiors

KITCHENS	1st floor kitchen features 30" gas range and metal sink base with porcelain sink. 2nd floor kitchen features 30" gas range, Formica counter tops and stainless steel sink. Both residential kitchens feature a large china hutch for additional storage. Vinyl tile floors.
BATHS	1st floor has original claw foot tub and wall mounted sink. 2nd floor has cast iron tub, modern vanity and vinyl tub surround. Basement half bath features commode and custom built counter with stainless steel sink. Vinyl tile floors.
WALLS	Plaster walls. Basement has drop ceiling; 1st floor a mix of plaster and drop ceiling. 2nd floor plaster ceiling throughout.
FLOORS	Living areas of 1st and 2nd floor residential apartments are hardwood. Basement is vinyl tile throughout.

» Utilities

HEAT	Gas-fired Columbia radiator heating system. 3 Gas meters
HOT WATER	Gas-fired GE water heater, 2009.
ELECTRIC	200 amps to building; 60 amps to each unit. 3 electric meters
GAS	3 gas meters
PLUMBING	Galvanized steel main water supply; galvanized 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.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Environmental

LEAD-BASED PAINT	Full Risk Reduction per MDE standard
OILTANKS	None observed.
ASBESTOS	None observed.

» Rehab Potential

Renovated the 1st and 2nd floor apartments to capture market rents in Hampden. See our budget for rehab estimates.

Call Cheryl Sadera

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

www.BenFrederick.com
410 235 9500

$295,000 in fee simple
$98,333,000/unit $180/per sq. ft.