



# BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



## 5 Apartments

1420 Light Street  
in *Historic Federal Hill*  
Baltimore City, Maryland 21230

3 Studio Apartments  
2 1 Bedroom / 1 Bath Apartments

### » Property

BUILT	1920 per tax records, probably earlier construction.
ZONING	R8-R/MU – Licensed for 5 Dwelling Units
LOT	Block 0981, Lot 10; 16' wide by 102'3" deep.
SIZE	3,288 sq.ft. Above Grade

### » Interior

KITCHEN	All kitchens have granite counters, wood cabinets, electric range, dishwasher, and refrigerator. Some have tile back splash. All have ceramic tile floor. All appliances are newer.
BATHROOM	All bathrooms have modern vanities, ceramic tile floor, steel shower/tub with ceramic tile surround, except for 1F which has a vinyl shower only (no tub) and 1R which has vinyl tub surround.
WALLS & CEILINGS	Combination of plaster and drywall.
FLOORS	Kitchens and baths have ceramic tile floors. Most living areas have original hardwood floors. 1F and 2R bedroom have laminate floor.
LAUNDRY	Coin washer and dryer in the basement.

### » Exterior

CONSTRUCT	Brick, Brick Foundation
ROOF	Rubber Torch-Down Roof
WINDOWS	Replacement Windows throughout
PARKING	Street Parking
FIRE ESCAPE	Steel fire escape

### » Utilities

HEAT & COOLING	1R and 2R have gas forced air with central air. Front apartments have electric baseboard heat and window a/c
HOT WATER	2011 40-gallon gas-fired water heater
ELECTRIC	200 Amp main with 100 Amp disconnects for each apartment. Separately metered.
PLUMBING	Copper main, copper and CVPVC interior
TRASH	City pick-up included in property taxes.

### » Environmental

LEAD PAINT	Lead-Free Limited
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.



Call Ben Frederick III, CCIM

410 752 6400 *Seller's Exclusive Agent*

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

**\$735,000 in fee simple**

*\$147,000 per unit. \$224 per sq. ft. No ground rent.*

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