



Two 2-Unit Rental Townhouses

4223 Audrey Ave., 21225

3901 Pascal Ave., 21226

In Brooklyn / Curtis Bay, Baltimore City

Four Apartments: 1 Bedroom-1 Bath Each

» Exterior

CONSTRUCT	Brick construction with block foundation.
ROOF	Flat roof, 90# Mineral Felt
WINDOWS	Vinyl replacement windows.

» Environmental

LEAD PAINT	Dust swipe test lead certs available.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Separate gas fired furnace with central air condition in Audrey and the 1 st floor of Pascal. The 2 nd floor of Pascal has an electric heat pump with central air.
HOT WATER	Each unit has a separate electric water heater.
ELECTRIC	200 amp service to each building.
GAS	Audrey has 2 gas meters; Pascal has 1
PLUMBING	Copper water main. CVPVC water supply lines; PVC drain lines.
LAUNDRY	Audrey has separate laundry rooms in the basement for each unit. Pascal has shared laundry in basement.

» Property

BUILT	1943
ZONING	R-6; Each Licensed for 2 Dwelling Units
LOT	4223 Audrey: 17'10" x 115' Block 7134 Lot 12 3901 Pascal: 25'2" x 115' Block 7259 Lot 37
SIZE	4223 Audrey: 1,104 sq. ft. Gross Living Area 3901 Pascal: 1,116 sq. ft. Gross Living Area

» Kitchens and Baths

KITCHENS	Wood cabinets and laminate counters; 30" gas ranges in Audrey; Pascal has a 30" gas range on the 1 st floor and 24" electric range on the 2nd floor. Stainless steel sinks.
BATHROOMS	Modern vanities; cast iron tubs and ceramic tile tub-surround in each unit.

» Interior

WALLS & CEILINGS	Drywall.
FLOORS	Each unit has laminate floors in the living areas and ceramic tile floors in the kitchens and baths.
BASEMENT	Tenants can use large, unfinished basements for storage.



Call Cheryl Sadera, Advisor /

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\$225,000 (\$56,250 per unit)

\$90 total annual ground rent on 3901 Pascal Avenue. 4223 Audrey is In Fee Simple.

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