



## 5 Apartments + 2 Restaurants

2101 - 2103 Maryland Avenue  
in Old Goucher, Baltimore City, 21218

- 2 Two-Bedroom Apartments
- 2 One-Bedroom Apartments
- 1 Studio Apartment
- 2 Commercial Restaurants

### » Property

<b>BUILT</b>	~1900; totally gut-rehabbed in 1992.
<b>ZONING</b>	C1, Licensed for 9 Dwelling Units.
<b>LOT</b>	31'8" x 93' Block 3610, Lot 16.
<b>SIZE</b>	5,970 Sq. Ft. Improved Gross Building Area.

» **Restaurants:** Front Restaurant and Rear Club are two separate units currently rented to one tenant.

<b>FINISH</b>	Front Restaurant has carpeting in customer areas, laminate counters with wood finishes in bar, and tile in kitchen. Rear Club has vinyl plank flooring, laminate counters in bar, and a DJ booth.
<b>BATHS</b>	2 half baths in Front Restaurant and 2 half baths in Rear Club.
<b>EQUIPMENT</b>	Owned by the Landlord: walk-in refrigerator, 3 triple sinks, range hood, fryer, wok, bar coolers.

### » Apartments

<b>KITCHENS</b>	Laminate counters; mostly wood cabinets; stainless steel sinks; 30" electric ranges; mix of hardwood, ceramic tile, and laminate floors. Unit 2b has a built-in microwave and laminate counters.
<b>BATHS</b>	Modern vanities; mix of steel and fiberglass tubs and fiberglass showers; ceramic tile floors.
<b>WALLS &amp; CEILINGS</b>	Mix of exposed brick and drywall; suspended grid ceilings.
<b>FLOORING</b>	Mix of laminate and hardwood.
<b>AMENITIES</b>	Wood deck in rear; 2 apartments have stacked clothes washer/dryer.

### » Exterior

<b>CONSTRUCT</b>	Brick construction with brick foundation.
<b>ROOF</b>	Modified rubber, installed 2014.
<b>WINDOWS</b>	Vinyl replacement windows.
<b>FIRE ESCAPE</b>	Wood decks with fire stairs in rear.

### » Utilities

<b>HVAC</b>	Separate electric heat pump with central air conditioning for each apartment.
<b>HOT WATER</b>	Separate electric water heaters.
<b>ELECTRIC</b>	7 meters; 700 amp total service.
<b>PLUMBING</b>	All observable water supply pipes are copper. All observable drain lines are PVC.
<b>TRASH</b>	Restaurant/Club has a private trash contract. Baltimore City trash and recycling pick up for apartments included in property taxes.
<b>LEAD PAINT</b>	Previously Certified Lead-Free Limited per MDE. Owner currently has risk reduction dust swipe lead certs.
<b>OTHER</b>	No oil tanks or asbestos observed.



Call Tom Fair

**410 235 5200** Seller's Exclusive Agent

**\$795,000 in fee simple**

\$113,571 per unit. \$133 per sq. ft. no ground rent

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