



## 3 Apartments / 1 Retail Space

1101 W. Baltimore Street

In Historic Hollins Market

Baltimore City, Maryland 21223

- 2 Two-Bedroom / One Bathroom Apts.
- 1 One-Bedroom / One Bathroom Apt.
- 1 Retail Space

### » Exterior

|           |                              |
|-----------|------------------------------|
| CONSTRUCT | Brick with brick foundation. |
| ROOF      | Torch down rubber roof       |
| WINDOWS   | Replacement vinyl windows    |
| PARKING   | Street parking               |

### » Environmental

|            |                                  |
|------------|----------------------------------|
| LEAD PAINT | Full risk reduction/ Dust swipes |
| OIL        | No oil tanks observed.           |
| ASBESTOS   | No asbestos observed.            |

### » Utilities

|           |   |
|-----------|---|
| HEAT      | All units have separate electric heat pumps/ forced hot air.                                  |
| COOLING   | All units have separate central air conditioning.   |
| HOT WATER | All units have electric 40-gallon hot water heaters.  |
| UTILITIES | All units separately metered for electric. 100-amp electric panels in each unit               |
| PLUMBING  | Copper 2" main in from street/ mix of copper and c-pvc observed/ commercial sprinkler system. |
| TRASH     | City pick-up included in property taxes.  |

### » Property

|        |   |
|--------|---|
| BUILT  | 1890 per tax records                                |
| ZONING | C2 – 3 dwelling units                               |
| LOT    | Block 0217, Lot 001                                 |
| SIZE   | 2800 sq.ft. Above Grade, 1248 sq.ft. Prop Land Area |

### » Kitchens and Baths

|          |   |
|----------|---|
| KITCHEN  | All kitchens have modern appliances, including electric ranges, refrigerators, disposals, and stainless-steel sinks. Granite countertops/ ceramic backsplash in the 2-bedroom apts., laminate counter tops in the 1-bedroom apt. Wooden cabinets in all apts. |
| BATHROOM | All bathrooms have modern vanities, ceramic tile floors, steel tub with ceramic tile surround. All apartments have in unit stacked washer/dryer.  |

### » Interior

|                  |   |
|------------------|---|
| WALLS & CEILINGS | A combination of sheetrock, plaster and exposed brick         |
| FLOORS           | A combination of hard wood, ceramic tile and poured concrete. |



**Call Will A. Cannon III**

**410 916 3331** Seller's Exclusive Agent

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

**\$370,000 in fee simple**

\$92,500 per unit. \$132 per sq. ft. No ground rent

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.