



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



1 Apartment / 1 Retail Space

137 North Belnord Avenue

In Patterson Place

Baltimore City, Maryland 21224

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

» Exterior

CONSTRUCT	Formstone 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	Gas fired furnace/ forced hot air in apt.
COOLING	Central air conditioning in apt.
HOT WATER	Electric 40-gallon hot water heater
UTILITIES	Both units separately metered for gas. One electric meter with 200 amp panel
PLUMBING	Copper main in from street/ mix of copper and pvc observed
TRASH	City pick-up included in property taxes.

» Property

BUILT	1920 per tax records
ZONING	R8 – 1 dwelling unit
LOT	Block 1711, Lot 099
SIZE	2484 sq.ft. Above Grade, 1597 sq.ft. Prop Land Area

» Kitchens and Baths

KITCHEN	Kitchen has modern stainless-steel appliances, including 30" gas range, refrigerator, disposal, built in microwave and double stainless-steel sink. Granite countertops and wooden cabinets
BATHROOM	Bathroom has large modern vanity, ceramic tile floor, separate steel tub with ceramic tile surround and glass paneled shower. Apartment has in unit stacked washer/dryer.

» Interior

WALLS & CEILINGS	A combination of sheetrock, plaster, and exposed brick.
FLOORS	A combination of laminate and ceramic tile.



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

www.BenFrederick.com

\$350,000 in fee simple

\$175,000 per unit. \$140 per sq. ft. No ground rent

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