



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



12 Apartments

2435 Lakeview Avenue
in *Historic Reservoir Hill*
Baltimore, Maryland 21217

- 6 One bedroom, one-bathroom apartments
- 6 Two bedroom, one-bathroom apartments

» Exterior

CONSTRUCT	Brick exterior/ stone foundation
ROOF	Roll down mineral felt roof
WINDOWS	Replacement windows
PARKING	Three parking spots/ street parking
FIRE ESCAPE	Steel fire escape/ full sprinkler system

» Environmental

LEAD PAINT	Dust swipes – Full Reduction per MDE standards
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Each apartment has separate electric heat pump
COOLING	Each apartment has central air
HOT WATER	Each apartment has separate 40-gallon electric hot water heater
ELECTRIC	All units separately metered, separate 100 amp panel in unit.
PLUMBING	2" copper main, mix of copper/ C-PVC through out
TRASH	Dumpster/ landlord provided

» Property

BUILT	1900 per tax records
ZONING	R8 - 12 dwelling units
LOT	Block 3457, Lot 023B
SIZE	8,400 sq.ft. Above Grade, 6,229 sq.ft. Prop Land Area

» Kitchens and Baths

KITCHEN	All kitchens have 30" electric range, refrigerator, 24" stainless steel sink, laminate counter tops and natural wooden cabinets
BATHROOM	Bathrooms have vintage porcelain sinks, ceramic tile floors, metal tub/shower, ceramic tile surround.

» Interior

WALLS & CEILNGS	All walls/ ceilings are plaster, 10 - 12 ft ceilings throughout
FLOORS	Original hardwood floors throughout all units, ceramic tile bathrooms



Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

www.BenFrederick.com

\$1,400,000 in fee simple

\$100,000 per unit. \$167 per sq. ft. No ground rent.

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