



3 Apartments

2522 North Calvert Street
in Charles Village, Baltimore City, 21218

3 One-Bedroom Apartments

» Property

BUILT	1910.
ZONING	OR-2, Licensed for 3 Dwelling Units.
LOT	15' x 123' Block 3832, Lot 25.
SIZE	2,553 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Apartment 1 has granite countertops with wood cabinets and a stainless-steel sink, built-in microwave, 30" gas range, and a ceramic tile floor. Apartment 2 has laminate countertops with wood cabinets and a stainless-steel 2-compartment sink, 36" gas range, and a ceramic tile floor. Apartment 3 has granite countertops with laminate cabinets and a stainless-steel sink, 20" gas range, and laminate floors.
BATHS	Apartments 1 and 3 have modern vanities, shower stalls with ceramic tile enclosures, and ceramic tile floors. Apartment 2 has a wall-mounter sink, a claw-foot tub, and ceramic tile floors.
WALLS & CEILINGS	Plaster walls and ceilings.
FLOORS	Hardwood floors throughout.
LAUNDRY	Shared clothes washer and dryer located in the basement.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Flat rubber roof with elastomeric coating.
WINDOWS	Double-pane, double-hung vinyl windows.
PATIO	Fenced-in brick patio.
PARKING	1-car concrete parking pad in rear.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Gas-fired forced-air Rheem furnace, dated 2021. Supplemental electric baseboard heat.
HOT WATER	Gas-fired 71 gallon Kenmore water heater, dated 2016.
ELECTRIC	3 electric meters; 100 amp total service. 60 amps to each apartment.
GAS	2 gas meters.
PLUMBING	All observable water supply pipes are c-pvc or copper; all observable drain lines are pvc. Copper water main.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Environmental

LEAD-BASED PAINT	Modified risk reduction dust swipe tests per MDE.
OILTANKS	None observed.
ASBESTOS	None observed.



Call Tom Fair

410 235 5200 Seller's Exclusive Agent

www.BenFrederick.com
410 235 9500

\$395,000 in fee simple

\$131,667 per unit. \$155 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.