



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



Commercial Building

2121 North Charles Street
In Charles North, Baltimore City, 21218

Zoned C-1, Community
Commercial

» Property

BUILT ~1900.
ZONING C-1, Permitted for Gift Shop.
LOT Block 3810, Lot 11; 20' x 120'
SIZE 3,300 Sq. Ft. Above-Grade Sq. Ft.

» Kitchens and Baths

KITCHEN First floor kitchen has a 30" gas range, commercial 2-compartment stainless steel sink, and built-in shelves. Third floor has a roughed-in kitchen. Basement kitchen has a commercial Vulcan gas range, commercial stainless steel countertops, and a gas grill. Original tin ceilings. Walk-in refrigerator is negotiable.

BATHS First floor half bathroom has a modern vanity, exposed brick wall and drywall, and wood floors. Second floor full bathroom has a pedestal sink, steel tub with ceramic tile enclosure, and ceramic tile floor. Third floor has a roughed-in bathroom.

» Interior

WALLS & CEILINGS Walls are mostly plaster, with some exposed brick and drywall. Ceilings are plaster, with original tin ceilings in basement. First floor ceilings measure 11'10"; second floor ceilings measure 10'10".

FLOORS Above-grade floors are hardwood. Basement floors are brick tile.

» Exterior

CONSTRUCT Brick construction with brick foundation. Rear exterior wall has aluminum siding.

ROOF Rubber roof with aluminum fiber coating.

WINDOWS Single-pane, double-hung wood and aluminum windows.

PARKING 2 2-car tandem parking spaces in rear asphalt lot.

» Environmental

LEAD PAINT Unknown.

OIL No oil tanks observed.

ASBESTOS None observed.

» Utilities

HEAT Gas-fired Bryant hot water boiler with radiator distribution; some supplemental electric baseboard heat.

A/C First floor has a working central air conditioning system. Second floor has separate ventilation installed.

HOT WATER Electric 47 gallon Rheem water heater, dated 2011.

ELECTRIC Two meters; 300 amp total service.

GAS Two gas meters.

PLUMBING Copper water main. Observable supply pipes are copper; observable drain lines are pvc.

TRASH Trash service included in property taxes.



Call Tom Fair, Advisor / Principal

410 235 5200 *Seller's Exclusive Agent*

410 235 9500
www.BenFrederick.com

\$375,000 in fee simple
\$114 per sq. ft. no ground rent

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