



8 Apartments

16 - 18 East 21st Street
in Charles North, Baltimore City, 21218

- 2 Two-Bedroom, One-Bath Apartment
- 5 One-Bedroom, One-Bath Apartments
- 1 One-Bedroom, Two-Bath Apartment

» Property

BUILT	~1890.
ZONING	C-1, Licensed for 7 Dwelling Units and 1 Rooming Unit.
LOT	16 East 21 st : 18' x 90' Block 3810, Lot 39. 18 East 21 st : 18 x 94' Block 3810, Lot 38.
SIZE	4,320 Above Grade Sq. Ft.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Built-up roof. Lower roof of 16 East 21 st is rubber.
WINDOWS	Double-pane double-hung vinyl windows.
PARKING	4-Car gravel parking pad in rear of 16 E 21 st .
FIRE ESCAPE	Steel fire escapes in rear.

» Utilities

HEAT	Most apartments have their own gas-fired forced air furnace; 18 East 21 st apartment B uses electric baseboard heat.
HOT WATER	Each apartment has its own water heater.
ELECTRIC	16 East 21 st : 4 meters, 400 amp total service with 100 amps to each apartment. 18 East 21 st : 4 meters, 400 amp total service with 100 amps to each apartment.
GAS	16 East 21 st : 4 meters. 18 East 21 st : 3 meters.
PLUMBING	All visible water supply lines are copper or c-pvc. All visible drain lines are pvc..
LAUNDRY	None.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Interiors

KITCHENS	Laminate counters; 6 apartments have wood cabinets, 2 apartments have laminate cabinets. Stainless steel sinks; 2 apartments have garbage disposals. 30" ranges; above-grade apartments have gas cooking fuel; basement apartments use electric. Mostly laminate flooring, with some vinyl tile and some ceramic tile.
BATHS	6 apartments have modern vanities, 2 apartments have pedestal sinks. 6 apartments have steel tubs with ceramic tile surrounds; 2 apartments have vinyl shower stalls with ceramic tile surrounds. Mostly ceramic tile floors; 1 apartment has a vinyl tile floor.
WALLS & CEILINGS	Walls and ceilings are drywall. 18 East 21 st apartment B has recessed lighting.
FLOORS	Mostly laminate flooring. 18 East 21 st apartment 1 is carpeted; 18 East 21 st apartment 2 has vinyl plank flooring.

» Environmental

LEAD-BASED PAINT	Risk reduction lead dust swipe tests.
OILTANKS	None observed.
ASBESTOS	None observed.



Call Tom Fair

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\$790,000 in fee simple

\$98,750 per unit. \$183 per sq. ft. no ground rent

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