



## 7 Apartments + 6 Commercial Suites

2516-2520 North Charles Street  
in Charles Village, Baltimore City, 21218

- 6 One-Bedroom Apartments
- 1 Two-Bedroom Apartment
- 6 Commercial Suites

### » Exterior

<b>CONSTRUCT</b>	Brick construction with stone foundation.
<b>ROOF</b>	2516 Charles: Upper roof is rubber with aluminum fibre coating; Lower roof is 90 lb mineral felt. 2518 Charles: Upper and lower roofs are rubber with aluminum fibre coating. 2520 Charles: Upper and lower roofs are rubber.
<b>WINDOWS</b>	Vinyl replacement windows.
<b>FIRE ESCAPE</b>	Steel fire escape in rear.
<b>PARKING</b>	48'10" x 70' asphalt parking pad in rear.

### » Utilities

<b>HVAC</b>	Apartments have individual electric heat pumps with corresponding air conditioning units. Four commercial suites have electric baseboard heat; two have individual gas-fired forced air furnaces.
<b>HOT WATER</b>	Apartments have individual electric water heaters. Commercial suites have individual gas-fired water heaters.
<b>GAS</b>	3 gas meters.
<b>ELECTRIC</b>	Apartments: 7 meters, 100 amps to each. Commercial: 1 master meter, with 2 submeters.
<b>PLUMBING</b>	All observable water supply pipes are copper and c-pvc. All observable drain lines are PVC.
<b>TRASH</b>	Landlord provides a dumpster in rear.
<b>LEAD PAINT</b>	Risk reduction lead certs.

### » Property

<b>BUILT</b>	~1900.
<b>ZONING</b>	OR-2, Licensed for 7 Dwelling Units.
<b>LOT</b>	48'10" x 150'; Block 3636, Lot 9.
<b>SIZE</b>	8,130 Sq. Ft. Gross Living Area.

### » Apartments

<b>KITCHENS</b>	Granite countertops in four apartments; laminate countertops in the other three. Six apartments have wood cabinets; one has laminate cabinets. 30" electric ranges. Stainless steel sinks. Ceramic tile floors.
<b>BATHS</b>	Six apartments have modern vanities; one apartment has a pedestal sink. Four apartments have stand up vinyl shower stalls with ceramic tile enclosures; two apartments have steel tubs with ceramic tile enclosures; one apartment has both a steel tub with ceramic tile enclosure and a stand up vinyl show stall with vinyl enclosure. Ceramic tile floors.
<b>WALLS &amp; CEILINGS</b>	Mostly drywall; several areas have suspending grid ceilings.
<b>FLOORING</b>	Mostly carpet, with some ceramic tile floors.

### » Commercial Suites

<b>FINISH</b>	First floor suites have a mix of carpet, laminate, and vinyl tile flooring. Basement suites have ceramic tile. Drywall walls & ceilings.
<b>BATHS</b>	Each suite contains a half bathroom.



Call Tom Fair

410 235 5200 *Seller's Exclusive Agent*

www.BenFrederick.com  
410 235 9500

**\$1,250,000 in fee simple**

*\$96,154 per unit. \$154 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.