



6 Apartments + 4 Commercial Suites

2105 - 2111 Maryland Avenue
in Old Goucher, Baltimore City, 21218

- 4 One-Bedroom Apartments
- 1 Two-Bedroom Apartments
- 1 Three-Bedroom Apartment
- 4 Commercial Suites

» Exterior

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| CONSTRUCT | Brick construction with brick foundation. |
| ROOF | Modified rubber. |
| WINDOWS | Mix of double-pane, double hung aluminum and vinyl windows. |
| FIRE ESCAPE | Steel fire escape in rear. |
| PARKING | 7-car asphalt parking pad in rear. |

» Utilities

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| HVAC | 2105-2109 units have separate electric heat pumps and gas fired furnaces. 2111 has a gas-fired boiler. |
| HOT WATER | 2105-2109 has separate water heaters. 2111 has one water heater. |
| ELECTRIC | 2105-2109 has 7 meters; 2111 has two meters. |
| PLUMBING | Observable water supply pipes are copper and steel. Observable drain lines are PVC. |
| TRASH | Baltimore City trash and recycling pick up included in property taxes. |
| LEAD PAINT | Occupied apartments have risk reduction dust swipe lead certs. |
| OTHER | No oil tanks or asbestos observed. |

» Property

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| BUILT | ~1900. |
| ZONING | C-1 Zoning. 2107 Maryland permitted for 2 Dwelling Units. 2111 Maryland permitted for Single Family. |
| LOT | 2105, 2107, and 2109 Maryland are consolidated as: 2107 Maryland: Block 3610, Lot 18. 2111 Maryland: Block 3610, Lot 21. |
| SIZE | 8,432 Sq. Ft. Gross Living Area. |

» Offices

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| BUILDOUT | 2105 First Floor is partially demolished. 2107 First Floor office includes two office rooms. 2107 Basement office spans across three buildings, and includes a large reception area, conference room, private offices, kitchenette, and two bathrooms. 2109 First Floor office is an open-floor plan with bathroom. |
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» Apartments

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| BUILDOUT | 2109 Apartment 3F is renovated and turn-key. 2109 Apartment 3R is roughed in and ready for finishes. 2109 Apartments 2F & 2R are tenant-occupied; kitchens have laminate counters, wood and laminate cabinets; living areas have a mix of laminate and carpet, drywall and exposed brick. 2111 Apartments kitchens have laminate counters and cabinets. Living areas have carpet and hardwood floors. Water damage in 2111 may call for extensive rehab. |
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Call Tom Fair

410 235 5200 *Seller's Exclusive Agent*

www.BenFrederick.com
410 235 9500

\$650,000 subject to ground rent

\$65,000 per unit. \$77 per sq. ft. \$120 annual ground rent

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