



## Store + 2 Apartments

324 Park Avenue

in Market Center/Downtown, Baltimore City, 21201

- 1 Retail Store approx. 1,300 sq.ft.
- 2 Two-Bedroom Apartments
- 1 Full, improved basement

### » Property

BUILT	1920.
ZONING	C5-HS, Licensed for 2 Dwelling Units.
LOT	28' x 51' 6" Block 578, Lot 37
SIZE	3,528 Sq. Ft. Gross Living Area per SDAT

### » Interiors

KITCHENS	Laminate countertops; wood cabinets. 30" electric range and refrigerator. 3 <sup>rd</sup> Flr Apt has built-in microwave and dishwasher.
BATHS	Ceramic tile floor, ceramic tile tub enclosure. Steel tub. Modern vanity.
WALLS & CEILINGS	Drywall walls and ceilings.
FLOORS	Hardwood floors in kitchen and living areas. Baths have vinyl tile or ceramic tile.
LAUNDRY	Stack Washer Dryer in each apartment.

### » Environmental

LEAD-BASED PAINT	Certified Lead-Free Limited.
OILTANKS	None observed.
ASBESTOS	None observed.

### » Exterior

CONSTRUCT	Brick construction, brick foundation.
ROOF	Modified Rubber roof.
WINDOWS	Double-pane, double-hung vinyl windows.
FIRE EXIT	Interior rear stair provides secondary exit.

### » Utilities

HEAT	Separate gas-fired forced air heating system for each unit.
COOLING	Central Air conditioning.
HOT WATER	50-gallon AO Smith electric water heater for each rental unit.
ELECTRIC	4 meters; Cutler Hammer circuit breakers. 100 amps to each unit.
GAS	3 gas meters.
PLUMBING	Copper main water line. All observable interior pipes appear to be copper or CVPVC plastic. PVC drain lines.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

**\$575,000 in fee simple**

*\$191,667 per unit. \$163 per sq. ft. No ground rent*

**www.BenFrederick.com**  
**410 235 9500**

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.