



11 Apartments + 1 Retail Space

1707 Eastern Avenue
in *Historic Fells Point*
Baltimore, Maryland 21231

» Exterior

CONSTRUCT	Brick exterior/ block/brick foundation
ROOF	Roll down mineral felt roof
WINDOWS	Thermal pane, energy efficient windows
PARKING	Street parking
FIRE ESCAPE	Full sprinkler system

» Environmental

LEAD PAINT	Lead free
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Each apartment has separate electric heat pump.
COOLING	Each apartment has central air.
HOT WATER	Each apartment has separate 30-gallon electric hot water heater.
ELECTRIC	All units separately metered, separate 150- amp panel in unit.
PLUMBING	2" copper main, C-PVC supply lines. throughout. Commercial sprinkler system. Fully waterproofed basement.
TRASH	Dumpster service contract in place.

- 9 One bedroom, one-bathroom apartments
- 2 Two bedroom, two-bathroom apartments
- 1 Retail space

» Property

BUILT	2022 per tax records
ZONING	C1 - 11 dwelling units/ 1 commercial unit
LOT	Block 1780, Lot 049
SIZE	13,275 sq.ft. Above Grade 4,425 sq.ft. Prop Land Area

» Kitchens and Baths

KITCHEN	All kitchens have stainless steel appliances, 30" electric range, built in microwave, refrigerator, dishwasher, 24" stainless steel sink with disposal, granite counter tops and white wooden cabinets.
BATHROOM	Bathrooms have 48" vanities with quartz tops, ceramic tile floors, stall shower with ceramic tile surround.

» Interior

WALLS & CEILINGS	All walls/ ceilings are sheetrock, 10 - 12 ft ceilings throughout.
FLOORS	Laminate flooring throughout all units; ceramic tile bathrooms.
LAUNDRY	Full sized, stacked washer/dryer in each unit.



Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

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\$3,000,000 in fee simple

\$250,000 per unit. \$226 per sq. ft. No ground rent.

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