



3 Apartments

3313-3315 Guilford Avenue
in Oakenshawe, Baltimore City, 21218

- 2 Two-Bedroom Apartments
- 1 One-Bedroom Apartment

» Property

BUILT	~1915.
ZONING	R-6, Permitted for 3 Dwelling Units. License Pending.
LOT	0.078 Acres; Block 3872B, Lot 39.
SIZE	3,895 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Apartment 1 has laminate countertops and cabinets, a porcelain sink, 30" gas range, and laminate floors. Apartment 2 has granite countertops, laminate counters, stainless steel sink, 30" gas range, dishwasher, and laminate floors. Apartment 3 has a porcelain sink top, metal cabinets, 30" gas range, and vinyl plank flooring.
BATHS	Apartments 1 and 2 have modern vanities, cast iron tubs with ceramic tile surrounds, and ceramic tile floors. Apartment 3 has a wall mounted sink, claw foot tub, and ceramic tile floor.
WALLS & CEILINGS	Plaster.
FLOORS	Apartments 1 and 2 have veneer hardwood floors. Apartment 3 has vinyl plank floors.
LAUNDRY	Shared clothes washer and dryer in basement.

» Environmental

LEAD-BASED PAINT	Full risk reduction dust swipe tests pending.
OILTANKS	275 gallon above-ground tank, replaced in 2022.
ASBESTOS	None observed

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Rubber roof with aluminum fibre coating.
WINDOWS	Mostly double-pane, double-hung vinyl windows.
PARKING	Two tandem covered parking spaces.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Oil-fired Burnham hot water boiler.
HOT WATER	One 40 gallon gas-fired Rheem water heater, 2021. One 40 gallon gas-fired Bradford White water heater.
ELECTRIC	3 meters; with 30-50 amps to each apartment.
GAS	2 gas meters.
PLUMBING	Observable supply pipes are copper. Observable drain lines are pvc. Steel water main.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Call Tom Fair

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\$595,000 in fee simple

\$198,333 per unit. \$152 per sq. ft. no ground rent

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