



## 4 Apartments + 4 Commercial Suites

2105 - 2109 Maryland Avenue  
in Old Goucher, Baltimore City, 21218

- 3 One-Bedroom Apartments
- 1 Two-Bedroom Apartments
- 4 Commercial Suites

### » Exterior

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	5-car asphalt parking pad in rear.

### » Utilities

HVAC	Apartments have separate electric heat pumps and air conditioning. Commercial spaces have a shared hot water boiler.
HOT WATER	Apartments have separate electric water heaters. Commercial spaces share a gas-fired water heater.
ELECTRIC	600 amp service to 6 meters. Unknown amps to a 7 <sup>th</sup> meter.
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 apartment has a risk reduction dust swipe lead cert.
OTHER	No oil tanks or asbestos observed.

### » Property

BUILT	~1900.
ZONING	C-1 Zoning. Permitted for 2 Dwelling Units.
LOT	2105, 2107, and 2109 Maryland are consolidated as: 2107 Maryland: Block 3610, Lot 18.
SIZE	6,355 Sq. Ft. Gross Living Area.

### » Offices

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

BUILDOUT	Apartment 3F is renovated and needs light touch ups. Apartment 3R is roughed in and ready for finishing. Apartments 2F & is tenant-occupied; the kitchen has laminate counters, wood cabinets, a 24" electric range, and vinyl tile floors; the bathroom has a shower stall, pedestal sink, and ceramic tile floors; and living areas are carpeted. Apartment 2R is in need of light rehab; its kitchen has laminate counters and cabinets, a 30" electric range, and laminate floors; the bathroom has a full-sized tub, modern vanity, and ceramic tile floors; and living areas are a mix of carpet and laminate flooring.
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**Call Tom Fair**

**410 235 5200** *Seller's Exclusive Agent*

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

**\$495,000 subject to ground rent**

*\$61,875 per unit. \$78 per sq. ft. \$120 annual ground rent*

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