



4 Apartments + 3 Retail Suites

20 - 22 West 25th Street

in Charles Village, Baltimore City, 21218

- 3 Two-Bedroom Apartments
- 1 One-Bedroom Apartments
- 2 Beauty Salons
- 1 Café

» Property

BUILT	~1900; totally gut-rehabbed in 1980's.
ZONING	C1, Licensed for 4 Dwelling Units.
LOT	20 West 25 th : Block 3636, Lot 42; 15' x 150'. 22 West 25 th : Block 3636, Lot 41; 15' x 150'.
SIZE	5,364 Sq. Ft. Gross Living Area.

» Exterior

CONSTRUCT	Brownstone and brick construction with brick foundation.
ROOF	Flat built-up roof.
WINDOWS	Double-hung, double-pane vinyl replacement windows.
FIRE ESCAPE	Steel fire escape in rear.
PARKING	Asphalt parking lot with room for up to 6 vehicles.

» Utilities

HVAC	Separate electric heat pump with central air conditioning for each unit.
HOT WATER	Separate electric water heaters.
ELECTRIC	20 West 25 th Street has 4 meters – one for each unit and one for public service. 22 West 25 th Street has 5 meters – one for each unit and one for public service.
PLUMBING	All observable water supply pipes are copper. All observable drain lines are PVC.
TRASH	Two dumpsters provided by owner.
LEAD PAINT	Lead free.
OTHER	No oil tanks or asbestos observed.

» Apartments

KITCHENS	Laminate counters with a mix of laminate and wood cabinets; 30" electric ranges; built-in microwaves; stainless steel sinks; and dishwashers. Vinyl tile flooring.
BATHS	Modern vanities; fiberglass tubs with a mix of fiberglass and ceramic tile enclosures; vinyl tile floors.
WALLS & CEILINGS	Drywall with some exposed brick walls.
FLOORING	Laminate.
LAUNDRY	Each apartment has a stacked clothes washer/dryer in-suite.

» Commercial Suites

BEAUTY SALONS	Recessed and decorative chandelier lighting; laminate each has 2-3 sinks. One half bathroom in each.
CAFE	Terrace level café has recessed lights, vinyl tile floors, and a half bathroom for employees.



Call Tom Fair

410 235 5200 *Seller's Exclusive Agent*

\$895,000 in fee simple

\$127,857 per unit. \$167 per sq. ft. no ground rent

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