



4 Apartments + 2 Commercial Suites

2200 - 2202 North Charles Street
& 10 West 22nd Street
in Old Goucher, Baltimore City, 21218

- 1 Two-Bedroom Apartment
- 3 One-Bedroom Apartments
- 1 Liquor Store
- 1 Accounting Office

» Exterior

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| CONSTRUCT | Brick construction with brick foundation. |
| ROOF | Main roof surfaces are modified rubber with aluminum fibre or elastomeric coating. One surface is #90 mineral felt. |
| WINDOWS | Vinyl replacement windows. |
| FIRE ESCAPE | Steel fire escape on side of building. Wood decks with fire stairs in rear of apts. |

» Utilities

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| HVAC | Separate gas-fired furnaces with corresponding A/C for each unit. |
| HOT WATER | Two tandem gas-fired 50 gallon AO Smith tanks for the liquor store and apartments, dated 2015. One gas-fired 30-gallon Bradford White tank for the office. |
| ELECTRIC | 6 meters; 200 amps to the liquor store; 60 amps to most apts and the office; 100 amps to apt 2R. |
| GAS | 6 gas meters. |
| PLUMBING | Observable water supply pipes are copper. Observable drain lines are pvc. |
| TRASH | Dumpster in rear. |
| LEAD PAINT | Risk reduction lead certs. |
| OIL TANKS | Above-ground 275 gallon oil tank. |
| ASBESTOS | Possible asbestos insulation noted on heat pipes in basement. |

» Property

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| BUILT | ~1900. |
| ZONING | C1, Licensed for 4 Dwelling Units and 1 Carryout Store. Liquor License in place for Liquor Store. |
| LOT | 3,450 Sq. Ft. Block 3611, Lot 20. |
| SIZE | 6,496 Sq. Ft. Gross Living Area. |

» Commercial

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| LIQUOR STORE | Liquor store includes front customer area, walk-in refrigerator, three storage rooms, and a half bathroom. |
| OFFICE | Accounting and check-cashing office consisting of a customer reception area, several small offices, and a half bathroom. |

» Apartments

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| KITCHENS | Laminate counters and cabinets; mostly 24" gas ranges (Apt 2R has a 30" gas range); stainless steel sinks; mix of vinyl tile and vinyl plank floors. |
| BATHS | Modern vanities; mostly cast iron tubs with ceramic tile enclosures (Apt 2R has a claw-foot tub); mix of vinyl tile and vinyl plank floors. |
| WALLS & CEILINGS | Mix of plaster and drywall. Some Celotex and suspended grid ceilings. |
| FLOORING | Mix of laminate, hardwood, carpet, and vinyl plank. |
| AMENITIES | Each apartment has a bay window. Apts 2R and 3R have wood decks in the rear. |



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\$695,000 in fee simple

\$115,833 per unit. \$107 per sq. ft. no ground rent

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