



## 2 Apartments + 2 Commercial Suites

2203 North Charles Street  
in Old Goucher, Baltimore City, 21218

- 2 One-Bedroom Apartments
- 1 Beauty Boutique
- 1 Pharmacy

### » Property

BUILT	1920.
ZONING	C1, Licensed for 2 Dwelling Units.
LOT	18' x 93'6" Block 3819, Lot 2.
SIZE	2,268 Sq. Ft. Gross Living Area.

### » Commercial

<b>GROUND FLOOR</b>	Pharmacy has suspended grid ceilings with drywall, clay tile floors, and a half bathroom.
<b>FIRST FLOOR</b>	Beauty Boutique has high ceilings, a floor-to-ceiling storefront window, a large front customer area, two small offices in the rear, and a half bathroom. Exposed brick walls throughout with vinyl tile and vinyl plank floors.

### » Apartments

<b>SECOND FLOOR</b>	One-bedroom apartment with a full kitchen with wood cabinets, formica countertops, 30" electric range, built-in microwave, dishwasher, and stainless steel sink. Bathroom has a pedestal sink, shower stall with ceramic tile enclosure, and plank floor. Drywall walls and ceilings; recessed lighting. Pergo-style laminate floors throughout living areas; carpet in bedroom. In-suite stacked clothes washer and dryer.
<b>THIRD FLOOR</b>	One-bedroom apartment, kitchen has wood cabinets, laminate countertops, 30" electric range, stainless steel sink, and vinyl tile floor. Bathroom has a modern vanity, fiberglass tub and enclosure, and a vinyl tile floor. Walls and ceilings are a mix of plaster and drywall; laminate floors in living areas and bedroom.

### » Exterior

<b>CONSTRUCT</b>	Brick construction with brick foundation.
<b>ROOF</b>	Modified rubber.
<b>WINDOWS</b>	Vinyl replacement windows.
<b>FIRE ESCAPE</b>	Steel fire escape on rear of building.

### » Utilities

<b>HVAC</b>	Separate electric heat pumps with central air conditioning for each unit. Disconnected gas-fired Burnham hot water boiler in basement.
<b>HOT WATER</b>	Gas-fired 40 gallon AO Smith water heater, dated 2018.
<b>ELECTRIC</b>	5 meters; 400 amp service total with 150-amp Federal Pacific panels for each unit.
<b>GAS</b>	1 gas meter.
<b>PLUMBING</b>	Observable water supply pipes are copper. Observable drain lines are pvc. Steel water main.
<b>TRASH</b>	Trash removal and recycling provided by City of Baltimore and included in property taxes.
<b>LEAD PAINT</b>	Risk reduction lead certs.
<b>OIL TANKS</b>	None observed.
<b>ASBESTOS</b>	None observed.



Call Tom Fair

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

**\$349,000 in fee simple**

\$87,250 per unit. \$154 per sq. ft. no ground rent

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