



## Trade School / Office Space Multifamily Development Opportunity

1810 Eastern Avenue  
in *Historic Fells Point*  
Baltimore City, Maryland 21231

1 Business School / Office Space

10 Potential Two Bedroom /One Bath  
Apartments

### » Exterior

CONSTRUCT	Brick exterior/ stone foundation.
ROOF	Rubber torch down roof.
WINDOWS	Combination of original and replacement.
PARKING	Street parking.
FIRE ESCAPE	None.

### » Environmental

LEAD PAINT	Potential for Lead Free – complete gut.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

### » Utilities

HEAT	Three gas fired furnaces.
COOLING	Central air conditioning.
HOT WATER	40-gallon hot water heater in basement.
ELECTRIC	200 Amp service, 1 <sup>st</sup> and 2 <sup>nd</sup> floor are separately metered.
PLUMBING	Copper main – mix of copper and galvanized throughout.
TRASH	City pick-up included in property taxes.

### » Property

BUILT	1920 per tax records
ZONING	C1 – Business school / office
LOT	Block 1772, Lot 041
SIZE	8000 sq.ft. Above Grade, 3000 sq.ft. Prop Land Area.

### » Kitchens and Baths

KITCHEN	Kitchenet on 1 <sup>st</sup> floor.
BATHROOM	1 <sup>st</sup> floor has ½ bath. 2 <sup>nd</sup> floor has two ½ baths.
SECURITY	Security cameras

### » Interior

WALLS & CEILINGS	Walls are a combination of plaster and sheetrock.
FLOORS	Carpet, vinyl, ceramic and original hardwood flooring.



Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

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**\$950,000 in fee simple**

*119 per sq. ft. No ground rent.*

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