



6 Apartments + 4 Commercial Suites

2105 - 2111 Maryland Avenue
in Charles North, Baltimore City, 21218

- 4 One-Bedroom Apartments
- 1 Two-Bedroom Apartment
- 1 Three-Bedroom Apartment
- 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	7-car asphalt parking pad in rear.

» Utilities

HVAC	2105-2109 apartments have separate electric heat pumps and air conditioning. Commercial spaces have a shared hot water boiler. 2111 has a gas-fired boiler.
HOT WATER	2105-2109 apartments have separate water heaters. Commercial spaces share a water heater. 2111 apartments share a water heater.
ELECTRIC	2105-2109 has 7 meters and 600 amp service. 2111 has two meters..
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. 2105-2109 permitted for 2 Dwelling Units. 2111 permitted for Single Family.
LOT	2105, 2107, and 2109 Maryland are consolidated as: 2107 Maryland: Block 3610, Lot 18. 2111 Maryland: Block 3610, Lot 21
SIZE	8,432 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	2109 Apartment 3F is renovated and turn-key. 2109 Apartment 3R is roughed in and ready for finishes. 2109 Apartments 1F and 3R have kitchens with laminate counters, wood/laminate cabinets; living areas have a mix of laminate floors and carpets, drywall and exposed brick. 2111 Apartment 1 and 2 have extensive water damage and will require extensive rehab.
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