



8 Apartments

2653 Maryland Avenue
in Charles Village, Baltimore City, 21218

8 One-Bedroom Apartments

» Property

BUILT	~1900.
ZONING	R-8, Licensed for 8 Dwelling Units.
LOT	30' x 80'; Block 3637, Lot 29.
SIZE	4,944 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Laminate cabinets with wood cabinets, 30" electric ranges (except Apartment 3, with a 24" electric range), stainless steel sinks with disposals, and built-in microwaves (except Apartment 5). Mix of ceramic tile, laminate, and vinyl floors.
BATHS	Modern vanities, cast iron tubs with ceramic tile enclosures, ceramic tile floors.
WALLS & CEILINGS	Drywall, with some exposed brick accent walls.
FLOORS	Mix of carpet, laminate plank, and vinyl tile.

» Environmental

LEAD-BASED PAINT	Six apartments are Limited Lead Free. Apartments 3 and 5 have risk reduction lead certificates.
OILTANKS	Two abandoned 275-gallon oil tanks in basement.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction with brick and stone foundation.
ROOF	Replaced in 2020 and 2022; rubber roof with aluminum fibre coating.
WINDOWS	Mostly double-pane, double-hung vinyl windows. 13 original single-pane wood windows.
DECKS	Six apartments have rear wood decks.
PARKING	Street parking.
FIRE ESCAPE	Two steel fire escapes on sides.

» Utilities

HEAT	Separate gas-fired furnaces.
A/C	Separate central air conditioning.
HOT WATER	Separate gas-fired water heaters, typically 29- or 30-gallon.
ELECTRIC	9 electric meters; 400 amp total service.
GAS	8 gas meters.
PLUMBING	Observable supply pipes are copper. Observable drain lines are pvc.
LAUNDRY	Shared pay-per-use, app-operated laundry on first floor.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Call Tom Fair

410 235 5200 *Seller's Exclusive Agent*

www.BenFrederick.com
410 235 9500

\$745,000 in fee simple

\$93,125 per unit. \$151 per sq. ft. no ground rent

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.