



## 6 Apartments + 1 Office

2124 Maryland Avenue  
in Charles North, Baltimore City, 21218

- 4 One-Bedroom Apartments
- 2 Studio Apartments
- 1 Office

### » Property

BUILT	1920.
ZONING	C1, Permitted for 6 Dwelling Units.
LOT	32'11" x 150' Block 3609, Lot 12.
SIZE	3,060 Sq. Ft. Gross Living Area.

### » Apartments

KITCHENS	Laminate countertops, metal cabinets, stainless steel sinks, 20" gas ranges, and vinyl tile floors.
BATHS	Wall-mounted sinks, claw-foot tubs, and vinyl tile floors. Apartment 5 has a vinyl shower stall.
WALLS & CEILINGS	Plaster walls. Mix of plaster and Celotex ceilings.
FLOORS	Carpet.

### » Office

INTERIOR	Front office spaces have a mix of Celotex, plaster, and drywall ceilings, plaster walls, and carpet. Rear office spaces have plaster walls and ceilings, and stripped-down subfloors ready for new finishes.
KITCHEN	Office kitchen has with laminate countertops, metal cabinets, stainless steel sink, 30" gas range, and laminate floor.
BATHS	Office has one full bathroom and one half bathroom.

### » Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Built-up roof.
WINDOWS	Mostly original wood-frame, single-pane double-hung windows.
FIRE ESCAPE	Steel fire escape on rear of building.
PARKING	Space for up to five cars in rear.

### » Utilities

HEAT	Gas-fired hot water boiler with radiator distribution.
HOT WATER	Gas-fired 50 gallon Rheem water heater, dated 2009.
ELECTRIC	10 meters; 60 amps to each apartment.
GAS	7 meters.
PLUMBING	Observable water supply pipes are copper and c-pvc.. Observable drain lines are pvc. Steel water main.
TRASH	Trash removal and recycling provided by City of Baltimore and included in property taxes.
LEAD PAINT	Risk reduction lead certs pending.
OIL TANKS	Abandoned 275 gallon tank in basement.
ASBESTOS	Possible asbestos insulation on boiler.



Call Tom Fair

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

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**\$395,000 subject to ground rent**

\$57,429 per unit. \$129 per sq. ft. \$150 annual ground rent

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