



Esther's Place at Harford 35 Bed Assisted Living Facility

2926 Harford Road
in *Montebello neighborhood*
Baltimore, Maryland 21218

- 3 Private rooms
- 16 Semi-Private rooms
- 3 Full Bathrooms

» Exterior

CONSTRUCT	Brick construct. Stone slab foundation.
ROOF	Rubber roof.
WINDOWS	Aluminum replacement windows.
PARKING	Off-street parking.
FIRE ESCAPE	Side fire escape. Commercial sprinkler system.

» Environmental

LEAD PAINT	Not applicable.
OIL	Non observed.
ASBESTOS	Non observed.

» Utilities

HEAT	Gas-fired Trane 90+ forced air heat. One HVAC for basement and 1 st floor. One HVAC for second floor. One HVAC for third floor.
COOLING	Central air; 6 compressors.
HOT WATER	First floor and basement: Bradford White 100 gallon gas-fired heater. Second and third floors have separate Ruud 50-gallon gas-fired heaters.
PLUMBING	Observable supply lines are copper. Observable drain lines are PVC.
ELECTRIC & GAS	800-amp service. 1 gas meter. Generac backup generator.
TRASH	Dumpster on site.

» Property

BUILT	1947
ZONING	R6 – Residential care facility. 35 beds
LOT	Block 3942, Lot 015
SIZE	6,126 sq.ft. of living area. Lot size 22,560 sq. ft.

» Kitchens and Baths

KITCHEN	Commercial kitchen with hood and Ansul system. Walk in freezer and walk in refrigerator. 3 compartment wash sink. Commercial cooking supplies.
BATHROOMS	First floor features a half bath for staff and visitor use and a full bathroom with walk in shower. 2 nd and 3 rd level bathrooms each feature 3 vanities, 3 walk-in shower stalls, 1 bathroom and 3 private bathroom stalls. Basement bath features 3 vanities, 1 walk in shower stall and 1 private bathroom stall.

» Interior

WALLS & CEILINGS	Interiors feature drywall. Brick fire rated industrial stair well with fire rated doors. Drop ceilings throughout building.
FLOORS	Laminate flooring throughout living spaces and rooms. Kitchens and baths have ceramic tile floors.
LAUNDRY	2 commercial washers, 1 commercial dryer in basement.



Call Cheryl Sadera

410 235 9600 *Seller's Exclusive Agent*

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4 Assisted Living Facilities: \$2,700,000

No ground rent.

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