



Esther's Place at Strathmore 16 Bed Assisted Living Facility

2901 East Strathmore Avenue
in *Lauraville* neighborhood
Baltimore, Maryland 21214

- 4 Private rooms
- 5 Semiprivate rooms
- 3 Full Baths

» Exterior

CONSTRUCT	Asphalt shingle exterior. Brick foundation.
ROOF	Slate and mineral felt roof.
WINDOWS	Wood windows.
PARKING	Street parking.
FIRE ESCAPE	Full sprinkler system, rear fire escape.

» Property

BUILT	1908
ZONING	R3 – Residential care facility 16 beds
LOT	Block 5384A, Lot 012
SIZE	2,865 sq.ft. Above Grade. 16,378 sq.ft. Prop Land Area.

» Environmental

LEAD PAINT	Full risk reduction.
OIL	275 gallon above ground oil tank
ASBESTOS	Asbestos shingle siding.

» Kitchens and Baths

KITCHEN	Laminate counter tops, wood cabinets, 24 "stainless steel sink and ceramic floors. Appliances include refrigerator, 30" electric range, built in microwave and dishwasher.
BATHROOM	Bathrooms have modern vanities, ceramic floors, 5 ft walk in stall showers.

» Utilities

HEAT	Oil fired Burnham steam boiler, radiators.
COOLING	Window units.
HOT WATER	Oil fired 2013 Bradford White 40-gallon hot water heater.
ELECTRIC	200-amp service.
PLUMBING	1" copper main, copper supply lines, PVC drain lines. Commercial sprinkler system. French drain and sump pump.
TRASH	Trash cans in rear.

» Interior

WALLS & CEILINGS	All walls and ceilings are plaster:8 to 10 ft ceilings throughout.
FLOORS	Laminate flooring, carpeted stairs.
LAUNDRY	2 washers, 2 dryers in basement. Property manager room in basement.



Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

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2 Assisted Living Facilities: \$1,800,000

No ground rent.

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