



2 Apartments

2208 Fleet Street
In Historic Canton
Baltimore City, Maryland 21231

- 1 One bedroom/one bath apartment
- 1 Two bedroom/one bath apartment

» Exterior

CONSTRUCT	Brick front with brick foundation.
ROOF	Rubber torch down roof with aluminum coating.
WINDOWS	Wood windows on front, vinyl replacements in rear.
PARKING	Street parking.

» Environmental

LEAD PAINT	Lead free.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Separate gas fired furnaces.
COOLING	Separate central air systems.
HOT WATER	Separate 40-gal gas hot water heaters.
UTILITIES	200 AMP service/100 AMP service into each apartment. Separately metered/separate panels in unit.
PLUMBING	Copper main – mix of copper and PVC observed.
TRASH	City pick-up included in property taxes.

» Property

BUILT	1880 per tax records.
ZONING	R8 – Two dwelling units.
LOT	Block 1785, Lot 014
SIZE	1520 sq.ft. Above Grade, 892 sq.ft. Prop Land Area

» Kitchens and Baths

KITCHEN	Apartment # 1 kitchen has granite counter tops, natural wood cabinets, refrigerator, 30" gas range, dishwasher, disposal and 24" stainless steel sink. Apartment # 2 has laminate counter tops, wooden cabinets, stainless steel appliances – refrigerator, 30" gas range, dishwasher and 24" stainless steel sink.
BATHROOM	All bathrooms have modern vanities, ceramic tile floors. Apartment # 1 has 5 ft shower stall with ceramic surround, apartment # 2 has tub / shower with vinyl surround.
LAUNDRY	Stacked full sized washer/dryer in each unit.

» Interior

WALLS & CEILINGS	Walls are a mix of exposed brick, plaster, and sheetrock. 8 ft ceilings through out.
FLOORS	A mix of hardwood, laminate, and ceramic tile.



Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

www.BenFrederick.com

\$360,000 Subject to Ground Rent

\$180,000 per unit. \$237 per sq. ft. Ground Rent \$28.00 paid semi-annual

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.