



3 Apartments + 1 Restaurant

2404 N. Charles Street

Old Goucher, Baltimore City, 21218

3 One-Bedroom Apartments
1 Restaurant

» Property

BUILT	~1900
ZONING	C1, Licensed for 1 Dwelling Unit and 1 Restaurant
LOT	Block 3624, Lot 047
SIZE	3,200 Sq. Ft. Gross Living Area.

» Apartments

KITCHENS	Laminate counters with wood cabinets; 24" electric range in the second-floor rear apartment; 30" electric ranges in upper floors.
BATHS	Modern vanities; second floor features shower stall with ceramic surround; upper floors feature steel tubs with ceramic surround.
WALLS & CEILINGS	Drywall with modern tile backsplash in the restaurant. Apartments have plaster walls and drop ceilings.
FLOORING	Concrete floor throughout restaurant; laminate flooring throughout apartment living spaces and ceramic flooring in apartment bathrooms.

» Commercial Restaurant

FIRST FLOOR	Licensed for restaurant and catering facility use. Modern seating area with counter service. ADA compliant bathroom. Large commercial kitchen with stainless fixtures. Hood and ANSUL system in place. Recessed lighting throughout public areas; drop ceiling and fluorescent lighting in kitchen.
SECOND FLOOR STORAGE	Some light refrigeration for food storage; mostly dry goods storage.

» Exterior

CONSTRUCT	Brick construction on slab.
ROOF	Mineral felt roof.
WINDOWS	Double-pane vinyl replacement windows.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HVAC	Restaurant and second floor apartments have mini-splits. Third and fourth floor apartments have gas furnaces with central air.
HOT WATER	Separate electric water heaters for the apartments; gas-fired water heater for restaurant.
ELECTRIC & GAS	600 amp service to building. 200 amps supply the restaurant; 60 amps to second floor rear and 100 amps to upper apartments. 4 electric meters; 3 gas meters.
PLUMBING	All observable water supply pipes are a mix of CPVC and copper. All observable drain lines are PVC.
LEAD PAINT	Risk-reduction certificates previously issued but no longer valid.
OTHER	No oil tanks or asbestos observed.



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