



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



3 Apartments

113 West 22nd Street
Charles North, Baltimore City, 21218

3 One-Bedroom, One-Bath Apartments
Certified Lead Free

» Property

BUILT	~1900.
ZONING	C-1. Licensed for 3 Dwelling Units.
LOT	18' x 76'; Block 3609, Lot 14.
SIZE	2,462 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	30" gas ranges, dishwashers, steel sinks, laminate counters, mix of laminate and wood cabinets. 1 st floor has new stainless steel appliances.
BATHS	All bathrooms have modern vanities, with a mix of steel and fiberglass tubs.
WALLS & CEILINGS	Drywall throughout; suspended grid ceilings.
FLOORS	1 st Floor: Hardwood floors in living areas; ceramic tile in kitchen and basement. 2 nd and 3 rd floors have laminate flooring throughout living spaces and ceramic tile floors in bathrooms.

» Environmental

LEAD-BASED PAINT	Certified Lead Free.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction with concrete foundation.
ROOF	Rubber roof, 202.
WINDOWS	Double pane vinyl replacement windows.
PARKING	2 off-street parking spaces on asphalt pad.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	3 gas-fired circulating boilers with hot water baseboard distribution; 1 Burnham, 1 U.S. Boiler Company (2022), 1 unidentified..
HOT WATER	3 gas-fired water heaters: 29-gallon GE (2009), 30-gallon Hotpoint (2003), 40-gallon Bradford White (2023).
ELECTRIC	4 meters. 200-amp total service.
GAS	3 gas meters.
PLUMBING	All observable supply lines are copper. All observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Will Cannon
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\$325,000 subject to an annual ground rent of \$108
\$108,333 per unit, \$132 per sq.ft.

Equal Housing Opportunity: Offered without regard to race, religion, color, creed, sex, marital & family status, disability, and other protected classes. Subject to prior sale & withdrawal at any time in the owner's discretion. Information believed accurate and from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations about the Property, its condition, its components, its financial performance, nor this information. Ben Frederick Realty, Inc. is the Owner's exclusive Broker.