



5 Apartments 1 Medical Office 1 Live/Work Space

1011 Saint Paul Street
Mount Vernon, Baltimore City, 21202

- 5 Studio Apartments
- 1 Medical Office
- 1 Live/Work Space Loft Space

» *Property*

BUILT	~1900. Gut renovated in 2019.
ZONING	OR-2, Licensed for 5 Dwelling Units.
LOT	Block 0507, Lot 039. 18'6" x 123'.
SIZE	4,824 Sq. Ft. Gross Living Area.

» *Apartments*

KITCHENS	Kitchens have wood cabinets and laminate counters. Electric ranges are 24" or 30" throughout.
BATHS	Modern vanities. 4 apartments have steel tubs with ceramic tile tub-surround. 1 apartment has a shower stall with ceramic tile tub-surround.
WALLS & CEILINGS	Drywall throughout.
FLOORING	Hardwood floors throughout living spaces. Bathrooms have ceramic tile floors.
LAUNDRY	Full size washer and dryer on fourth floor.
LEAD STATUS	Full Risk Reduction certificates per MDE guidelines.

» *Medical Office and Live/Work Space*

OFFICE SPACE	Large storefront window. Vinyl plank flooring throughout office and half bathroom. Suspended grid ceiling.
LIVING SPACE	New luxury vinyl tile flooring throughout and recessed lighting. The kitchen features granite counters with modern wood shaker cabinets and garbage disposal. Loft style, with 2 large living areas. Bathroom has walk-in shower with ceramic tile surround, glass shower doors and modern vanity.

» *Exterior*

CONSTRUCT	Brick construction on slab.
ROOF	Rubber roof.
WINDOWS	Wooden windows on the front, per CHAP guidelines. Mix of aluminum windows and vinyl replacement windows on rear.
PARKING	Off-street parking for 2 cars.
FIRE ESCAPE	None. Sprinkler system.

» *Utilities*

HEAT	The commercial space and Apartment 2 have mini-splits. All other units have HVAC provided by ceiling units.
HOT WATER	Separate 40-gallon electric water heaters for each unit.
ELECTRIC	7 meters. 600-amp total service.
GAS	None.
PLUMBING	Observable supply pipes are C-PVC.. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



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\$965,000 No Ground Rent.
\$137,857 per unit, \$200 per sq.ft.

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