



## 7 Commercial Suites + 1 Garage

2112 North Charles Street  
Old Goucher, Baltimore City, 21218

7 Retail/Office Suites  
1 Garage

### » Property

BUILT	~1900.
ZONING	C-1.
LOT	28' x 150'; Block 3610, Lot 006.
SIZE	5,049 Sq. Ft. Gross Living Area.

### » Interiors

OFFICE SUITES	Interiors vary by tenant fit out. First floor rented by Brothers Music with retail in the front and repairs in the rear. Spacious rooms with overhead lighting. Second floor is set up for office spaces. Third floor front and rear suites are used as production studios, complete with kitchenettes and full bathrooms. Kitchenettes have wood cabinets, laminate counters, stainless sinks and 30" electric ranges.
BATHS	The lower level and first-floor front have their own en-suite restrooms. The first-floor rear and second floor suites have access to separate restrooms. The third floor suites are complete with full bathrooms, including modern vanities and cast-iron tubs with ceramic tile tub surrounds.
WALLS & CEILINGS	Plaster walls. Mix of suspended grid ceilings; some fixed plaster ceilings.
FLOORS	A mix of laminate flooring, hardwood flooring, ceramic tile and carpet.
GARAGE	~1,130 sq. ft. Block construct. Oversized garage door. Separately metered for electric.

### » Environmental

LEAD-BASED PAINT	None observed.
OILTANKS	None observed.
ASBESTOS	None observed.

### » Exterior

CONSTRUCT	Brick construction on slab.
ROOF	Torch down rubber roof.
WINDOWS	Aluminum frame storefront windows. Double hung vinyl replacement windows throughout.
PARKING	None.
FIRE ESCAPE	Fire escape along southern wall.

### » Utilities

HEAT	Front office suites are served by 2022 Carrier heat pumps with central air conditioning. Lower level and rear suites have electric baseboard heat.
HOT WATER	Tandem water heaters: GE 80-gallon gas-fired water heater; Whirlpool 40-gallon electric water heater.
ELECTRIC	8 meters.
GAS	1 gas meter.
PLUMBING	Observable supply pipes are a mix of galvanized steel and C-PVC. Observable drain lines are PVC. 2" copper main.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

**\$525,000** in Fee Simple.

\$65,625 per unit, \$104 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.



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