



4 Apartments + 4 Commercial

4711½ - 4715 Harford Road
Lauraville, Baltimore City, 21214



- 2 One-Bedroom, One-Bath Apartments
- 1 Two-Bedroom, One Bath Apartment
- 1 Two-Bedroom, Two Bath Home
- 3 Commercial/Office Suites
- 1 Commercial Warehouse w/ Office

» Exterior

CONSTRUCT	Brick construction with block foundation.
ROOF	TPO flat roofs; SFD is asphalt shingle.
WINDOWS	Mostly vinyl replacement windows throughout. Some wooden replacement.
PARKING	6 off-street parking spaces on asphalt pad.
FIRE ESCAPE	None required for 2-story building.

» Utilities

HEAT	Gas-fired furnaces with central air conditioning serve the retail/office suites and apartments. The warehouse has an electric heat pump with central air conditioner.
HOT WATER	7 Bradford White gas-fired water heaters. 1 electric water heater for warehouse.
ELECTRIC	8 electric meters.
GAS	8 gas meters.
PLUMBING	All observable supply lines are copper or steel. All observable drain lines are PVC or steel.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Property

BUILT	~1902.
ZONING	C-1. Licensed for 3 Dwelling Units and office/retail.
LOT	76'6" x 161; Block 5864H, Lot 003.
SIZE	6,080 Sq. Ft. Gross Living Area.

» Interiors

RETAIL & OFFICE	Storefront vinyl replacement windows, drywall, suspended grid ceilings and mostly vinyl floors. Allstate office has commercial grade carpeting throughout. Half baths feature wall mounted sinks and modern vanities.
WAREHOUSE	Block walls on concrete slab with commercial bay and overhead door. Half bathroom on warehouse floor. Office on second floor with kitchenette and full bath.
APTS	Drywall ceilings and walls. Living spaces have a mix of laminate, vinyl tile and carpeting. Kitchens feature laminate counters, wood cabinets and gas ranges and laminate flooring. Bathrooms have modern vanities, steel tubs and vinyl tub surrounds. 2-bedroom SFD has in-unit laundry and two full bathrooms, one featuring a shower stall and the other with a fiberglass tub.

» Environmental

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



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

\$995,000 Fee Simple.
\$124,375 per unit, \$106 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.