



2 Apartments

664 Portland Street

Historic Ridgely's Delight, Baltimore City, 21230

- 1 Three-Bedroom, Two Bath Apartment
- 1 One-Bedroom, One Bath Apartment

» Property

BUILT	~1900.
ZONING	R-8. Licensed for 2 Dwelling Units.
LOT	15' x 70'; Block 0675, Lot 019.
SIZE	2,235 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Both apartments have laminate counters and wood countertops, 30" gas ranges, over-the range microwave, dishwashers and garbage disposals. Apartment 2 has a French door refrigerator with ice maker and ceramic tile backsplash.
BATHS	Apartment one has a half-bathroom on the main floor and full bathroom on the second. The half bath in Apartment A has a wall mount sink. Full bathrooms have modern vanities and fiberglass tubs with ceramic tile tub surrounds.
WALLS & CEILINGS	Mostly plaster walls and pressed tin ceilings in Apartment A. Apartment B is mostly drywall walls and ceilings.
FLOORS	Apartment A has carpet throughout living areas and laminate flooring in the kitchen. Apartment B has LVT flooring on the first floor and a carpeted bedroom. All bathrooms have ceramic tile flooring.
LAUNDRY	Each apartment has a stacked washer and dryer.

» Environmental

LEAD-BASED PAINT	Full Risk Reduction certificates per MDE standard.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction with block foundation.
ROOF	Rubber roof.
WINDOWS	Single pane wood windows.
PARKING	None.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Two electric heat pumps.
HOT WATER	Two electric water heaters.
ELECTRIC	2 electric meters.
GAS	None.
PLUMBING	All observable supply lines are C-PVC or steel. All observable drain lines are PVC or steel.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

\$355,000 \$120 annual ground rent.
\$177,500 per unit, \$159 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.



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200