



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



8 Apartments

4008 Primrose Avenue
Glen, Baltimore City, 21209

- 4 Studio, 1-Bath Apartments
- 4 1-Bedroom, 1-Bath Apartments

» Property

BUILT	~1947
ZONING	R-4, Licensed for 6 Dwelling Units.
LOT	75' x 200'. Block 4421B, Lot 040.
SIZE	2,480 Sq. Ft. Gross Living Area.

» Exterior

CONSTRUCT	Brick construction and stone foundation.
ROOF	Rubber roof on main building; asphalt shingle above hallway addition.
WINDOWS	Mostly vinyl replacement windows, with a few aluminum frame windows and a few wood pane windows.
PARKING	80 feet of gravel for off-street parking (8 cars).
FIRE ESCAPE	None required for two-story building.

» Utilities

HVAC	6 Goodman gas-fired furnaces serve original apartments. One heat pump serves the 2 new apartments. Most apartments have window air-conditioning units.
HOT WATER	6 Rheem gas-fired water heaters. 1 Rheem electric water heater.
ELECTRIC	7 electric meters.
GAS	6 gas meters.
PLUMBING	Observable supply pipes are C-PVC. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Interiors

KITCHENS	All kitchens have 30" gas ranges, stainless steel sinks and refrigerators. Countertops are a mix of laminate and granite. All kitchens have wood cabinetry; some units have modern, wood shaker cabinetry.
BATHS	All bathrooms have modern vanities. 3 bathrooms have shower stalls: one with a glass door; two with vinyl inserts. Bathtubs are mostly cast iron.
WALLS & CEILINGS	Drywall walls and ceilings. Apartment 2C features some exposed brick; Apartment B1 features some wood paneling.
FLOORS	Throughout living areas, most apartments feature LVP flooring, with a few featuring LVT flooring. Ceramic tile flooring is found in B2's kitchen, and 4 out of 8 bathrooms.
LAUNDRY	Apartments 2A, 2B, and 2C have stacked laundry in-unit; a washer and dryer hookup is located in basement utility room.

» Environmental

LEAD-BASED PAINT	5 Units are certified Lead-Free; 3 units have Full-Risk reduction certificates per MDE standard.
OILTANKS	None observed.
ASBESTOS	None observed.



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

\$550,000 in Fee Simple.
\$68,750 per unit, \$222 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.