



## Mixed Use 3-Unit End-of-Group Rowhome

2654 Maryland Avenue  
Charles Village, Baltimore City, 21218

- 1 Commercial Suite
- 2 Three-Bedroom Apartments

### » *Property*

BUILT	1920.
ZONING	R-8, Licensed for 1 Salon and 2 Dwelling Units.
LOT	Block 3638, Lot 025. 15' x 85'.
SIZE	3,600 Sq. Ft. Gross Living Area.

### » *Exterior*

CONSTRUCT	Brick construction with stone foundation.
ROOF	TPO.
WINDOWS	Some vinyl replacement windows; mostly single pane wood windows. Basement has glass block windows.
PARKING	None.
FIRE ESCAPE	Steel fire escape in rear.

### » *Apartments*

KITCHEN	Mostly wood cabinets; Apartment 2 has some European melamine cabinetry. Laminate counters, stainless sinks, 30" gas ranges and garbage disposals.
BATH	Modern vanity. One shower has a fiberglass tub with fiberglass surround; another has a steel tub with vinyl tile tub-surround.
WALLS & CEILINGS	Mix of plaster and drywall.
FLOORING	Living spaces have a mix of hardwood, laminate, ceramic tile and vinyl flooring. Bathrooms have ceramic or vinyl tile floors.
LAUNDRY	Stacked washer and dryer in each apartment.
LEAD STATUS	Full Risk Reduction certificates per MDE guidelines.

### » *Utilities*

HVAC	Each unit has its own gas-fired furnace with central air conditioning.
HOT WATER	One central Rheem 50-gallon water heater; 2018.
ELECTRIC	3 meters. 100 amps for public service and commercial unit; 60 amps to each apartment.
GAS	Three gas meters.
PLUMBING	Observable supply pipes are copper or C-PVC. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

### » *Salon & Basement*

SALON	Large storefront windows. Currently a salon, with drywall, recessed lighting and mix of laminate and hardwood floors. Half bathroom for staff and guests.
BASEMENT	Partial basement used for storage. Equipped with full bathroom, including modern vanity and vinyl shower stall.



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**\$549,000** Fee Simple  
\$183,000 per unit, \$153 per sq. ft.

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