



2 Apartments

1632 South Charles Street
Federal Hill, Baltimore City, 21230

One 1-Bedroom, 1-Bath Apartment
One 3-Bedroom, 3.5-Bath Apartment

» Property

BUILT	~1900.
ZONING	R-8. Permitted for 2 Dwelling Units.
LOT	11' x 80'; Block 1013, Lot 049
SIZE	1,800 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Kitchens have granite counters, wood shaker cabinets and stainless-steel appliances. Both apartments have dishwashers, disposals, gas ranges and built-in microwaves. Apartment A features a 5-burner gas range and ceramic tile backsplash.
BATHS	Apartment A has 3.5 bathrooms. Two bathrooms have vinyl tub inserts. One bathroom has a shower stall with ceramic tile surround. All bathrooms have modern vanities. Apartment B has a shower stall with ceramic tile surround.
WALLS & CEILINGS	Drywall throughout, with exposed brick throughout all levels of Apartment A. Recessed lighting.
FLOORS	Both apartments have wood floors throughout living spaces. All bathrooms have ceramic tile flooring.
AMENITIES	Apartment A has a private roof top deck. Apartment B has a fenced in private patio and rear yard. Apartment A has a full-size washer and dryer. Apartment B has a stacked washer and dryer.

» Environmental

OILTANKS	None observed.
LEAD PAINT	Full risk reduction certificates per MDE standard.

» Exterior

CONSTRUCT	Brick construction on slab.
ROOF	Main roof is mineral felt; small roof is rubber with aluminum fibre coating.
WINDOWS	Vinyl replacement windows throughout.
PARKING	Street parking.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Each apartment has a gas-fired furnace with central air conditioning.
HOT WATER	Each apartment has an electric, 30-gallon water heater (2021).
ELECTRIC	2 electric meters.
GAS	2 gas meters.
PLUMBING	All observable supply lines are CPVC. All observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



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\$475,000 \$60 annual ground rent.
\$237,500 per unit, \$264 per sq.ft.

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