



2 Stores + 2 Apartments

28 East 25th Street

in *Historic Charles Village, Baltimore, MD 21218*

- 2 Stores
- 2 One-Bedroom Apartments

» *Property*

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| BUILT | ~1900. |
| ZONING | C1. Licensed for 2 Dwelling Units and 2 Stores. |
| LOT | 16'8" x 95'. Block 3831, Lot 29. |
| SIZE | 3,135 Sq. Ft. Gross Living Area. |

» *Kitchens and Baths*

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| CABINETS | Wood cabinets with laminate counters. |
| APPLIANCES | 30" electric or 30" gas range and refrigerator in each apt. |
| BATHS | Vinyl floor, cast iron tubs with ceramic enclosure and a modern vanity sink. |

» *Interior*

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| WALLS & CEILINGS | 1 st floor commercial suite has a drop ceiling and plaster walls. Plaster walls & ceilings in apartments. Basement commercial suite has drywall walls and ceilings with recessed lighting. |
| FLOORS | 1 st floor commercial suite has carpet. Most floors are original hardwood with some laminate. |

» *Utilities*

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| HVAC | Rheem heat pump with central air conditioning serves the 1 st floor commercial store. 275k BTU Repco gas-fired hot water radiator central heating system for the 2 nd and 3 rd floors. The basement commercial space has radiant heat. |
| HOT WATER | 40-gallon gas-fired central water heater. |
| ELECTRIC | 4 electric meters. 200 Amp total service. Store has 100-Amp. Apts & basement have 60-Amp circuit breaker to each unit. |
| PLUMBING | Copper main water pipe. Interior supply lines are copper or C-PVC. Interior drain lines are steel or PVC. |

» *Exterior*

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| CONSTRUCT | Brick building with block foundation. |
| ROOF | 90# Mineral Felt roof. |
| WINDOWS | Mostly aluminum double-pane, double hung; some vinyl replacement windows. |
| PARKING | 2-car parking pad in rear. |
| FIRE ESCAPE | Steel fire escape in rear. |
| AMENITIES | Safeway, Subway, PNC Bank on this same block. |

» *Environmental*

| | |
|------------|------------------------------|
| LEAD PAINT | Lead Safe per MDE standards. |
| OIL | No tanks observed. |
| ASBESTOS | No asbestos observed. |



Will Cannon
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\$395,000 Fee Simple
\$98,750 per unit, \$126 per sq. ft.

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