



## 4 Apartments + 3 Commercial

4017 Eastern Avenue  
Brewers Hill, Baltimore City, 21224

- 4 Two-Bedroom Apartments
- 3 Commercial Suites

### » *Property*

BUILT	~1900. Gut renovation in 2020.
ZONING	C-2. Licensed for 4 Dwelling Units and office/retail.
LOT	24' x 140'; Block 6427, Lot 015.
SIZE	6,459 Sq. Ft. Gross Living Area.

### » *Interiors*

OFFICE	Waiting area with private offices, kitchenette and ½ bathroom. Vinyl plank flooring throughout public areas; ceramic tile flooring in private areas. Kitchenette has wood shaker cabinets, granite counters, built-in microwave and French door refrigerator.
FLORAL SHOP	Street-level retail access on Eastern Avenue with single pane storefront window. Vinyl plank flooring. ½ bath has modern vanity. Basement level is used for production. Full bathroom has pedestal sink and shower stall with ceramic tile tub-surround.
APTS	Kitchens have wood shaker cabinets, granite counters, 30" 5-burner gas ranges, dishwashers, disposals and over-the-range microwaves. Bathrooms have modern vanities, steel tubs and ceramic tile tub-surrounds. All living areas and kitchens have vinyl plank flooring; bathrooms have ceramic tile flooring. Drywall with recessed lighting and ceilings fans.

### » *Environmental*

LEAD-BASED PAINT	Full Risk Reduction Certificates per MDE standard. Potential to obtain Lead-Free Status.
OILTANKS	None observed.

### » *Exterior*

CONSTRUCT	Brick construction on slab.
ROOF	Mineral felt.
WINDOWS	Vinyl replacement windows throughout.
PARKING	Concrete parking pad in rear for 2 cars.
FIRE ESCAPE	Sprinkler system; no fire escape per code.

### » *Utilities*

HVAC	Separate Trane 90# gas-fired forced air furnaces with central air conditioning.
HOT WATER	Separate 40-gallon Rheem (2020/2021) gas-fired water heaters.
ELECTRIC	800-amp service. 100 amps to each unit.
GAS	6 gas meters.
PLUMBING	All observable interior water supply lines are C-PVC; observable drain lines are PVC.
TRASH	2-Yard dumpster on site serviced weekly by Republic.

**\$1,025,000** Fee Simple.

\$146,429 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.



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