



5 Apartments

869 Hollins Street
Historic Hollins Market, Baltimore 21201

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

» Property

BUILT	~1900.
ZONING	R-8. Licensed for 5 Dwelling Units.
LOT	18' x 80'; Block 0237, Lot 038.
SIZE	3,628 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Kitchens have wood cabinets and laminate floors. First floor apartment has 30" gas range and dishwasher; studio apartments have 20" gas or electric ranges.
BATHS	First floor apartment has two bathrooms with modern vanity, steel tub and vinyl tub enclosure. Studio apartments have modern vanities and either steel showers or tubs with vinyl tub surround.
WALLS & CEILINGS	Drywall walls and ceilings. Some apartments have Celotex ceiling tile.
FLOORS	Most apartments feature vinyl tile flooring or hardwood throughout living spaces. Some carpet and vinyl tile. Most apartment bathrooms have vinyl tile flooring; Apartment 3F has new LVT flooring.
LAUNDRY	Shared laundry in basement.

» Environmental

LEAD-BASED PAINT	Full Risk Reduction certificates per MDE standard.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Built up hot tar.
WINDOWS	Vinyl replacement windows.
PARKING	Street parking.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HVAC	Central Columbia gas-fired hot water boiler with radiator distribution. Window AC units.
HOT WATER	Tandem gas-fired water heaters. 2023 Rheem 50-gallon and 2018 Rheem 40-gallon.
ELECTRIC	3 electric meters.
GAS	2 gas meters.
PLUMBING	All observable supply lines are copper. All observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

\$385,000 Fee Simple.
\$77,000 per unit, \$106 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.