



3 Apartments

871 Hollins Street
Historic Hollins Market, Baltimore 21201

- 1 Three-Bedroom, Two Bath Apartment
- 1 One-Bedroom, One Bath Apartment
- 1 Studio Apartment

» Property

BUILT	~1900.
ZONING	R-8. Licensed for 3 Dwelling Units.
LOT	15' x 80'; Block 0237, Lot 037.
SIZE	3,330 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Kitchens have wood cabinets and laminate counters. Two apartments have 30" electric stoves; one apartment has a 30" gas stove. Apartment 1 has a dishwasher.
BATHS	Apartment 1 has two bathrooms. All bathrooms have modern vanities. Bathtubs are steel or fiberglass with fiberglass or ceramic tile tub-surrounds.
WALLS & CEILINGS	Mix of drywall and plaster.
FLOORS	Living spaces are laminate, carpet or hardwood. Bathrooms have laminate or vinyl tile flooring.
LAUNDRY	Apartment 1 has a stacked washer and dryer.

» Exterior

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

» Utilities

HVAC	1 st floor has a Gibson gas-fired furnace with central air conditioning. 2 nd and 3 rd floor apartments have electric baseboard heat.
HOT WATER	2021 Rheem 30-gallon gas-fired heater.
ELECTRIC	3 electric meters.
GAS	1 gas meter.
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.

» Environmental

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



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\$395,000 Fee Simple.

\$131,667 per unit, \$119 per sq. ft.

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