



8 Apartments

869-871 Hollins Street
in *Historic Hollins Market*
Baltimore City, Maryland 21201

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

» Exterior

CONSTRUCT	2 brick buildings with stone foundations.
ROOF	Built up hot tar.
WINDOWS	Vinyl replacement windows.
PARKING	Street parking.
FIRE ESCAPE	Steel fire escape in rear.

» Environmental

LEAD PAINT	Risk Reduction lead certificates for each apt.
TANKS	No tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HVAC	869 has Central Columbia gas fired boiler with radiators. 871 has gas forced air furnace with central air conditioning for the first floor; 2 nd and 3 rd floors have electric baseboard heat.
HOT WATER	Tandem gas-fired water heaters for 869; one 50-gallon, one 40-gallon. One 30-gallon gas-fired water heater serves 871.
ELECTRIC	6 electric meters.
GAS	3 gas meters.
PLUMBING	Copper main water lines. Copper and CPVC Interior Pipes. PVC drains.

» Property

BUILT	~1880.
ZONING	R8 – Licensed for 8 Dwelling Units.
LOT	33' x 80' Block 237, Lot 37 and Lot 38.
SIZE	6,958 sq.ft. Gross Building Area.

» Interior

869 FIRST FLOOR	2 BR/2 BA: New hardwood floors. Kitchen has vinyl floor, wood cabinets, laminate counter, 30" gas range. 2 full bathroom, each with vinyl floor, steel tub and vinyl surround.
869 UPPER FLOORS	4 studio apartments, with large living/sleeping area. Kitchenettes have wood cabinets, laminate counters and 20" stoves. Bathrooms have steel showers or tubs with vinyl surround
871 1 ST FLOOR	3 BR/2 BA: 2-story unit with new hardwood flooring. Kitchen has vinyl floor, wood cabinets, laminate counter, 30" gas range. Stacked washer & dryer. Bathrooms have steel tubs with ceramic tile surround.
871 2 ND REAR	Studio apartment with laminate flooring. Kitchen has wood cabinets, laminate counters and 30" electric range. Laminate flooring in bathroom, with steel tub and fiberglass surround.
871 3 RD FLOOR	1 BR/1 BA: Wall-to-wall carpeting; kitchen with vinyl floors, wood cabinets, laminate counter and 20" electric range. Bathroom has fiberglass tub with fiberglass surround.



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\$780,000 Fee Simple.
\$97,500 per unit, \$112 per sq. ft.

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