



## 6 Apartments

1520 Madison Avenue  
Madison Park, Baltimore City, 21217

- 5 One-Bedroom w/ Den Apts
- 1 One-Bedroom Apt

### » Property

<b>BUILT</b>	~1920. Gut renovation began in 2023.
<b>ZONING</b>	R-7, Permit application pending for 6 Dwelling Units.
<b>LOT</b>	20' x 120'; Block 0364, Lot 011.
<b>SIZE</b>	4,180 Sq. Ft. Gross Living Area, estimated.

### » Interiors

<b>KITCHENS</b>	All new stainless steel appliances, including 30" electric ranges, over-the-range microwaves, stainless steel sinks and garbage disposals. Quartz counters and modern wood shaker cabinetry.
<b>BATHS</b>	All bathrooms have modern vanities. 4 apartments have vinyl tubs; 2 apartments have vinyl shower stalls. All bathrooms have ceramic-tile tub or shower surrounds.
<b>WALLS &amp; CEILINGS</b>	Apartments have new drywall and recessed lighting. Common areas have plaster walls and ceilings.
<b>FLOORS</b>	Vinyl plank flooring throughout living spaces, kitchens and bathrooms.
<b>LAUNDRY</b>	Each apartment has a stacked washer and dryer.

### » Environmental

<b>LEAD-BASED PAINT</b>	No existing lead certificates. Possibility of lead free or limited lead free.
<b>OILTANKS</b>	None observed.
<b>ASBESTOS</b>	None observed.

### » Exterior

<b>CONSTRUCT</b>	Brick construction and stone foundation.
<b>ROOF</b>	Rubber roof.
<b>WINDOWS</b>	Wood windows in front; vinyl replacement windows in rear.
<b>PARKING</b>	2 parking spaces.
<b>FIRE ESCAPE</b>	Steel fire escape in rear.

### » Utilities

<b>HVAC</b>	Separate wall mounted heat pumps with central air.
<b>HOT WATER</b>	Mix of Rheem 6-gallon electric water heaters and Steibel 4-gallon electric water heaters.
<b>ELECTRIC</b>	6 meters. 150 amps to each apartment.
<b>GAS</b>	7 gas meters.
<b>PLUMBING</b>	Observable supply pipes plastic. Observable drain lines are PVC.
<b>TRASH</b>	Baltimore City trash and recycling pick up included in property taxes.



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**\$599,500** in Fee Simple.  
\$99,917 per unit, \$144 per sq.ft.

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