



## 5 Apartments

1226 North Calvert Street  
Mount Vernon, Baltimore City, 21202

- 1 Three-Bedroom Apartment
- 2 Two-Bedroom Apartments
- 1 One-Bedroom Apartment
- 1 Studio Apartment

### » Property

BUILT	~1890. Gut renovated in 2014.
ZONING	OR-1, Licensed for 5 Dwelling Units.
LOT	18' x 85'; Block 0485, Lot 012.
SIZE	4,966 Sq. Ft. Gross Living Area.

### » Interiors

KITCHENS	All apartments have wood cabinets with granite countertops. 4 apartments have 30" electric ranges, dishwashers, disposals and built-in microwaves. The studio apartment has a two-burner electric cooktop.
BATHS	All bathrooms have modern vanities or pedestal sinks. 4 apartments have vinyl tubs with ceramic tile tub-surrounds. The studio has a shower stall with ceramic-surround.
WALLS & CEILINGS	Drywall walls and ceilings. All apartments have 11' ceilings.
FLOORS	Living areas have mostly hardwood flooring, including interior staircases. Bedrooms have wall-to-wall carpeting. Bathrooms have a mix of ceramic tile or hardwood floors.
LAUNDRY	Each apartment has a stacked washer and dryer.

### » Environmental

LEAD-BASED PAINT	Limited Lead-Free Renewal Certificate pending.
OILTANKS	None observed.
ASBESTOS	None observed.

### » Exterior

CONSTRUCT	Brick construction and stone foundation.
ROOF	Main rubber roof. Slanted front slate roof.
WINDOWS	Original wood windows on first floor front; vinyl replacement windows throughout.
PARKING	Concrete pad in rear; 1 parking space.
FIRE ESCAPE	Steel fire escape in rear; sprinkler system.

### » Utilities

HVAC	Individual electric heat pumps with central air conditioning for each unit.
HOT WATER	Individual electric water heaters for each unit.
ELECTRIC	6 meters. Some apartments have 200-amp service; some have 100 amps.
GAS	All electric building.
PLUMBING	Observable supply pipes are C-PVC. Observable drain lines PVC. Upgraded main water service line of 2".
TRASH	Baltimore City trash and recycling pick up included in property taxes.

**\$795,000** Annual Ground Rent of \$350.  
\$159,000 per unit, \$160 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.



Will Cannon  
410-235-9500



Cheryl Sadera  
410-235-9600



Tom Fair  
410-235-5200