

# FOR SALE: Mount Vernon Carriage House

1119 Lovegrove Street

in Mount Vernon, Baltimore City, Maryland 21202





#### » Property

BUILT ~1880.

ZONING OR-2 Office Residential: Mix of office and residential uses permitted with 100' maximum building height.

Up to 11 Dwelling Units allowed by-right. POTENTIAL USE

> 49' x 43'2", (2,107 sq. ft.) shown by block plat to have 43' 2" frontage along East Biddle Street. LOT

City Block 0496, Lot 024. 49' of frontage along Lovegrove Alley. Recorded Easement for ingress/egress: Liber 0137, Folio 098. Existing Building (per DAT): 2,552 Sq. Ft. Gross Building Area.

4 Off-Street Parking Spaces. **PARKING** 

### » Construction

SIZE

Brick construction on slab. Two-story building. Aluminum replacement windows. **EXTERIOR** 

Mineral felt with aluminum coating. Slanted shingle roof on second story window backing. ROOF

Previously used as office space. Mix of plaster and wood paneled walls. One full bathroom, One half bathroom, one INTERIOR

kitchenette. Three points of entry.

UTILITIES Oil-fired furnace; central air conditioning. Electric water heater. One electric meter.

### » Location and Neighborhood

Within a 10-minute radius: 177,966 Population; 84,719 Households, 93% Renters; \$52,123 Median Household **DEMOGRAPHICS** 

Income: \$85,579 Average Household Income.

WALKSCORE "Walker's Paradise" Score of 98. "Rider's Paradise" Score of 98 (excellent public transit). "Very Bikeable" Bike Score

Located within an Enterprise Zone. **ECONOMIC** 



**BENEFITS** 





Tom Fair 410-235-5200

\$325,000 in Fee Simple. \$127 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.



# 1119 LOVEGROVE STREET

COMPARABLE SALES PRICE RENOVATION OPPORTUNITIES

address	date sold	sales price	Sq Ft	Price Per Sq. Ft.	Location
401 W Monument	PENDING	339,000	4,186	\$81	В
3 N Central	Oct-23	1,110,000	13,000	\$85	В
509 Park	Jun-24	605,000	6,897	\$88	В
2617-19 N Calvert	Apr-24	400,000	4,432	\$90	В
1810 Eastern	Nov-23	900,000	8,000	\$113	В
926 N Calvert	Jun-24	599,000	3,600	\$166	A
109 E 33rd	Nov-23	435,000	2,250	\$193	A

Subject

1119 Lovegrove \$325,000 2,552 \$127 A









Cheryl Sadera 410-235-9600



410-235-5200

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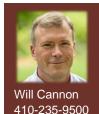
COMPARABLE OFFICE SALES

. Ft.	Parking					
\$80	2					
\$100						
\$104	10					
\$130	None					
\$149	10					
	\$104 \$130					

Subject

1119 Lovegrove 325,000 2,552 \$127 4



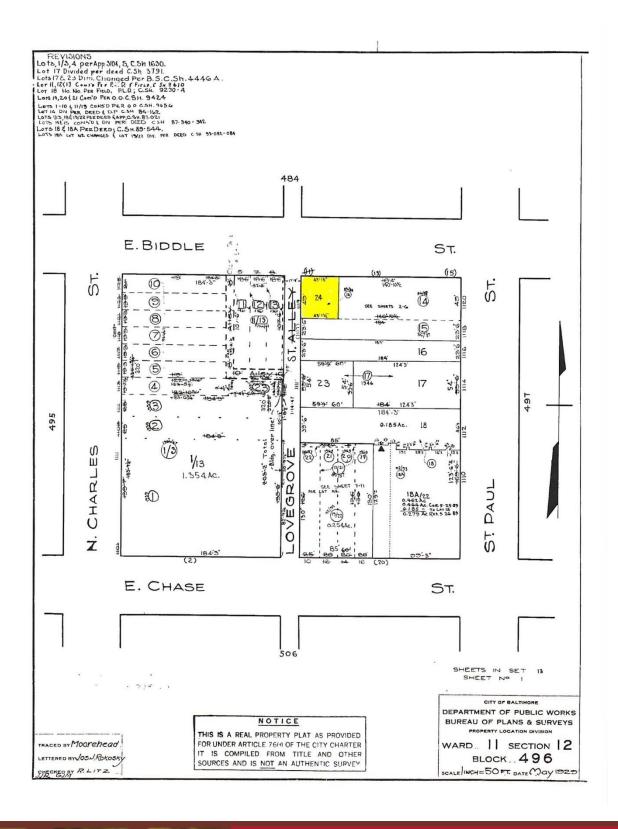




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