



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.
- POTENTIAL USE** Up to 11 Dwelling Units allowed by-right.
- LOT** 49' x 43'2", (2,107 sq. ft.) shown by block plat to have 43' 2" frontage along East Biddle Street. City Block 0496, Lot 024. 49' of frontage along Lovegrove Alley. Recorded Easement for ingress/egress: Liber 0137, Folio 098.
- SIZE** Existing Building (per DAT): 2,552 Sq. Ft. Gross Building Area.
- PARKING** 4 Off-Street Parking Spaces.

» Construction

- EXTERIOR** Brick construction on slab. Two-story building. Aluminum replacement windows.
- ROOF** Mineral felt with aluminum coating. Slanted shingle roof on second story window backing.
- INTERIOR** Previously used as office space. Mix of plaster and wood paneled walls. One full bathroom, One half bathroom, one kitchenette. Three points of entry.
- UTILITIES** Oil-fired furnace; central air conditioning. Electric water heater. One electric meter.

» Location and Neighborhood

- DEMOGRAPHICS** Within a 10-minute radius: 177,966 Population; 84,719 Households, 93% Renters; \$52,123 Median Household 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 of 90.
- ECONOMIC BENEFITS** Located within an Enterprise Zone.



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



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.



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