



12 Commercial Suites + 1 Apartment

519-521 North Charles Street
Mount Vernon, Baltimore City, 21201

12 Retail/Office Suites; 1 Apartment

» Property

BUILT	~1900.
ZONING	OR-2. Permitted for eyeglass store, bookstore and beauty salon. General office and medical use allowed per OR zoning.
LOT	519: 25' x 128'; Block 0552, Lot 030. 521: 23' x 128'; Block 0552, Lot 031.
SIZE	17,000 Combined Sq. Ft. of rentable space.

» Exterior

CONSTRUCT	Brick construction.
ROOF	519: Asphalt shingle pitched front; rubber middle and mineral felt rear. 521: Mostly asphalt shingle w/ some rubber on rear.
WINDOWS	Wood windows throughout. 519 has a large bay window; 521 has a large store front window.
PARKING	Three off-street parking spaces; two tandem.
FIRE ESCAPE	Fire escapes in rear.

» Interiors

OFFICE SUITES	Interiors vary by tenant fit out. Recessed or overhead lighting common throughout. 4 suites have kitchenettes. Some suites are plumbed for water lines to operate shampoo bowls and pedicure stations.
BATHS	11 suites have modern half-bathrooms. One suite has a full bath with shower stall and ceramic tile enclosure. The apartment bathroom has a wall-mounted sink and steel tub with ceramic enclosure.
WALLS & CEILINGS	Mostly drywall walls throughout. Some suites have exposed brick. Ceilings are a mix of drywall or suspended grid ceilings; two suites have exposed wooden rafters.
FLOORS	Some suites have a mix of commercial carpet and hardwood. Others have all laminate or vinyl plank flooring throughout.
APARTMENT	Laminate flooring throughout. Kitchen features laminate counters and cabinets, a 24" electric range and European combo style washer and dryer.

» Utilities

HVAC	Suites have heat pumps with central air conditioning. The Apartment has a mini-split system.
HOT WATER	Two water heaters: GE 2014 50-gallon electric; Rheem 2014 40-gallon electric.
ELECTRIC	12 meters. 150 amps to each unit in 519; 200 amps to each unit in 521.
GAS	2 gas meters.
PLUMBING	Observable supply pipes are a mix of C-PVC and copper. Observable drain lines are PVC.
TRASH	Monthly contract for dumpster service with Cockey's.

» Environmental

LEAD PAINT	Risk reduction certificate for apartment.
ASBESTOS	None observed.
OIL TANKS	None observed.



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\$1,695,000 in Fee Simple.
\$130,385 per unit, \$100 per sq. ft.

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