



6 Apartments and 1 Two-Car Garage

3500 Callaway Avenue
Garrison, Baltimore City, 21215

- 3 Two-Bedroom Apartments
- 3 One-Bedroom Apartments
- 1 Oversized Two-Car Garage

» Exterior

CONSTRUCT	Brick construction with some stucco. Concrete block foundation.
ROOF	Main roof pitched asphalt shingle; some flat rubber areas.
WINDOWS	Vinyl replacement windows.
PARKING	Oversized 2-car garage, with 2 additional parking spaces in front.
FIRE ESCAPE	Wooden fire escape on rear.

» Property

BUILT	1926.
ZONING	R-1. Licensed for 6 Dwelling Units.
LOT	Block 2935, Lot 012.
SIZE	4,473 sq. ft. above grade living space.

» Utilities

HVAC	Separate Airtemp gas-fired furnaces with central air.
HOT WATERS	Separate Rheem gas-fired water heaters (all 2016).
ELECTRIC	400 amps to building. 7 meters.
GAS	7 gas meters.
PLUMBING	Observable supply pipes are C-PVC. Observable drain lines are a mix of PVC or cast-iron.
TRASH	Monthly contract for trash service.

» Interiors

KITCHENS	Laminate counters, wood cabinets and stainless-steel sinks. Each apartment has a 30" gas range and refrigerator.
BATHS	Modern vanities. 5 steel tubs and 1 fiberglass tub. All have ceramic tile tub-surrounds.
WALLS & CEILINGS	Plaster walls and ceilings.
FLOORS	Living spaces are a mix of engineered vinyl, carpeting, laminate or vinyl. Kitchens and baths all have ceramic tile.
LAUNDRY & AMENITIES	Each unit has a full-size washer and dryer. Most units have direct access to the wrap-around porch. Two units have private porches.

» Environmental

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



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

\$580,000 in Fee Simple.
\$96,667 per unit, \$130 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.