



Ben Frederick Realty, Inc.

Laundromat For Rent 702 Saint Paul Street

Prime Location at Mount Vernon Square
across from Peabody Institute School of Music



Location : 702 Saint Paul St

Mount Vernon Historic District of Baltimore City, Maryland, 21202

Store Size : 40' frontage on Saint Paul St by 25' deep = 1,000 sq.ft. There are 25 machines total.

Zoned : OR-1 Office Residential Zone with a special exception for a Laundromat. A Laundromat has been in existence at this location for over 50 years.

Building : Built approx 1860, renovated in October 2009. Modern store front w/aluminum glass & comml door. Ceramic tile floor, 2x4 layin ceiling tile with flourescent lights. Cage/Office and half-bath.

Equipment : 12 top-load washers, 3 front-load washers, 10 dryers. Equipment is owned by Landlord and to be maintained and, if need be, replaced by the Tenant.

Utilities : Burkay 300,000 btu gas-fired commercial water heater produces 275 gallon/hour. City water, city sewer, city trash pickup. Separate electric meter for the Laundromat.

Lease : Rent is \$2,200 per month. Tenant pays 15% of increase in taxes over 2007.

Landlord is looking for an operater that will run a clean, upscale operation with adequate staffing.

Operations : Opportunity to increase revenue by adding Wash n Fold service, Dry Cleaning Drop Off and Pick-up, and adding more laundry and/or food/vending machines, and increasing hours of operation.

Offered at : \$2,200 per month rental

Contact : Ben Frederick III, CCIM, Broker

Ben Frederick Realty Inc. "Owner's Exclusive Agent"

Apartment and Investment Real Estate Specialist for three generations.

410-435-5040, fax: 410-435-5041; www.BenFrederick.com

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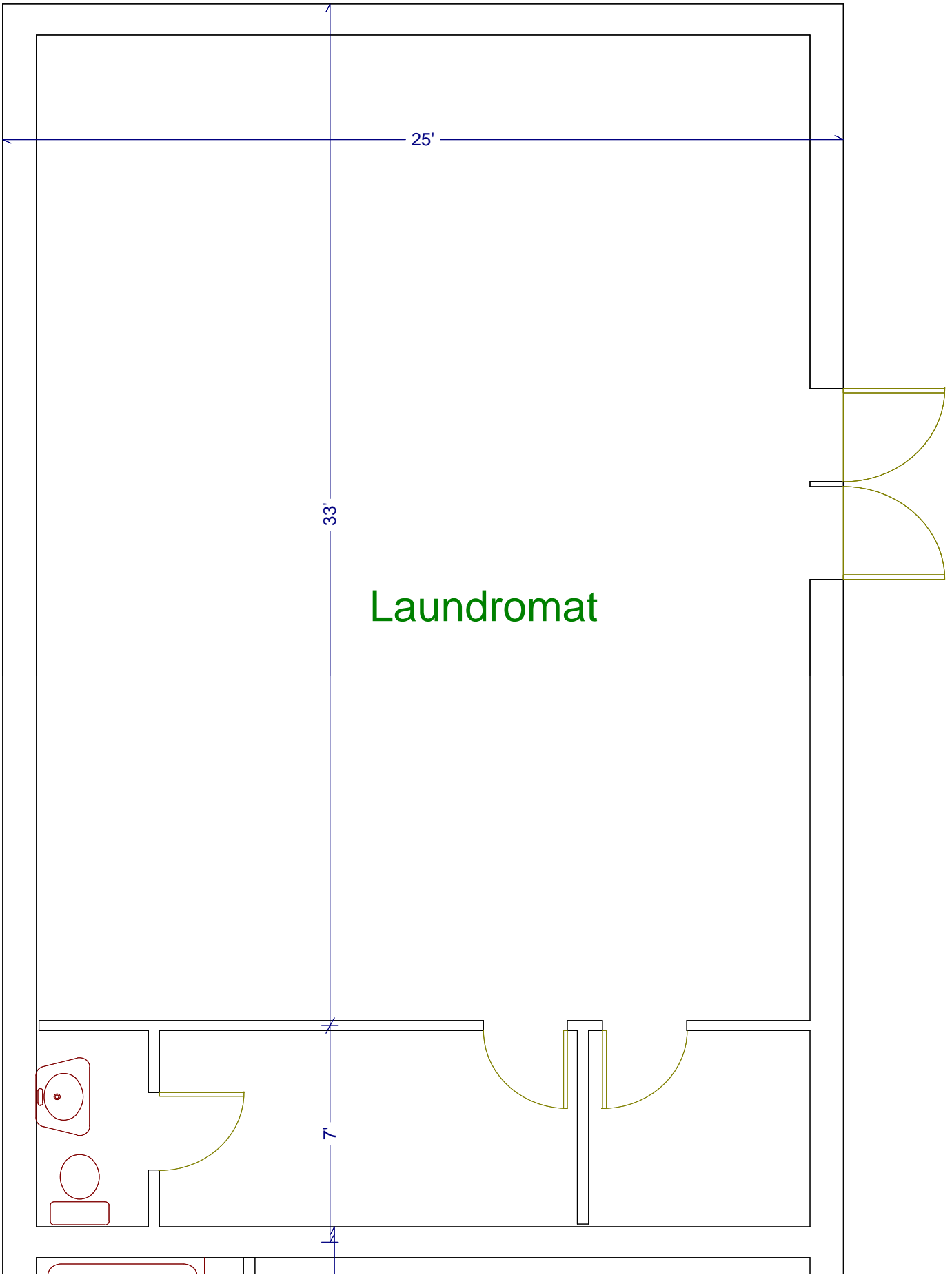
**Laundromat Business
702 Saint Paul Street**

Currently weekly gross revenue ranges from \$1,300 to \$1,600	average weekly	\$1,500	78,000
Estimated increase with longer hours of operation		\$750	39,000
Additional revenue from vending machines		\$50	2,600
Dry Cleaning Drop-Off and Pick-Up		\$50	2,600
Wash and Fold Revenue goes directly to the employee		\$0	0
Total estimated revenue		\$2,350	122,200

Gas & Electric		actual per BGE	871	per month	10,452	
Water		actual per city	991	per quarter	3,964	
Labor	12 hours per day at \$8/hour		2,920	per month	35,040	
Property Tax	8,330	22,410	15%		2,112	
Rent		actual	2,200	per month	26,400	
TOTAL EXPENSES						77,968
cash flow	\$3,686	per month	NET OPERATING INCOME			44,232

THOUGH BELIEVED ACCURATE AND RELIABLE, INFORMATION IS NOT GUARANTEED

Ben Frederick III, CCIM is your Investment Real Estate Specialist. 410-435-5040 www.BenFrederick.com



25'

33'

Laundromat

7'

Web Resources:

- [Mt Vernon/Belvedere Assoc'n: http://www.mvba.org/](http://www.mvba.org/)
- <http://www.livebaltimore.com/nb/list/mtvern/>
- http://en.wikipedia.org/wiki/Mount_Vernon,_Baltimore
- [Baltimore City Government Official Web Site](#)

