

FOR SALE:

735 N. Eutaw St



Ben Frederick Realty, Inc.



- 1,620 Sq Ft on 2 floors.
- Dynamic, high growth area near "State Center" redevelopment.
- 2 blocks to Light Rail and Subway
- Loft Style interior
- Lots of natural sunlight
- Located at the corner of West Madison and North Eutaw

Address: 735 N Eutaw Place
Baltimore City, Maryland 21201
Mount Vernon / Seton Hill Neighborhood

Lot: 15' x 54'9"

Building: 1st Floor: Approx 800 sq.ft
Upper Floors: Approx 800 sf

Zoning: B-4-1
"Downtown Business District" Zoning allows most Commercial & Office uses and up to 4 dwellings.


Building: Brick construction with wood-joisted floors with hardwood flooring. Large open floor plans with loft-style setting with some exposed brick walls and some exposed beam ceilings. Full modern bathroom on each floor. Could be used as a single-user building or easily separated into two units with separate entrance doors. .

Utilities: Brand new gas-fired boiler installed March 2009. Single-phase and three-phase electric service to the building. One gas meter and one electric meter. Copper water main and copper interior water pipes.
City water, city sewer, city trash pick-up.

Property Taxes: \$3,489 due for 7/1/2010 plus
Subject to Mid-Town Special Benefits District Surcharge, currently \$176/year.

Rental Income: Upper floor leased for \$750/mo
1st Flr Avail for lease \$900/mo

Offering Price: \$235,000 (only \$145 per sq ft)

Photo Gallery [click here:](#) 



Ben Frederick Realty, Inc.



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