

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  
1<sup>st</sup> 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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