

FOR SALE:

31 E. North Ave



Ben Frederick Realty, Inc.



- 7,250 Sq Ft on 4 floors.
- 1st Floor is 3,200 Sq Ft.
- Upper Floors approx 1,350 sq ft ea.
- Dynamic, high growth area known as "Station North Arts District" near Penn Station, MICA & Univ of Balto.

Address: **31 E. North Ave**
Baltimore City, Maryland 21202
Station North Neighborhood

Lot: 30' x 120'

Building: 1st Floor: Approx 26' x 116' = 3,200 sf
Upper Floors: Approx 26' x 52' = 1,350 sf

Zoning: B-2-3
"Community District" Zoning allows most Retail & office uses and up to 6 dwellings.


Building: Brick construction with wood-joisted floors covered with vinyl tile and carpet. All new vinyl replacement windows. New mineral felt paper roof surface. Most ceilings are 2x4 lay-in acoustical tile with fluorescent light fixtures. Most walls are sheetrock or plaster. First floor has a finished front office area with a large open warehouse area in the rear. 2½ baths on 1st floor. No basement. Second floor is unfinished. Third floor is finished as a living space with large living room and dining room and new kitchen with ceramic tile floor, stainless steel appliances, and an island. 3rd Floor bathroom has steel tub, vinyl tub surround, modern vanity. Fourth floor is a large open area with tile floor, suspended grid ceiling and a half-bath.

Utilities: Separate gas forced air furnace on each floor. First floor has 2 thru-wall air conditioning units. Modern circuit breaker elec service. City water, city sewer, city trash pick-up.

Property Taxes: \$3,387 due for 7/1/2008
Subject to Mid-Town Special Benefits District Surcharge, currently \$171/year.

Rental Income: Upper floors leased for \$1,700/mo
1st Flr Avail for lease \$3,000/mo

Offering Price: \$795,000 (only \$110 per sq ft)

Photo Gallery [click here:](#) 

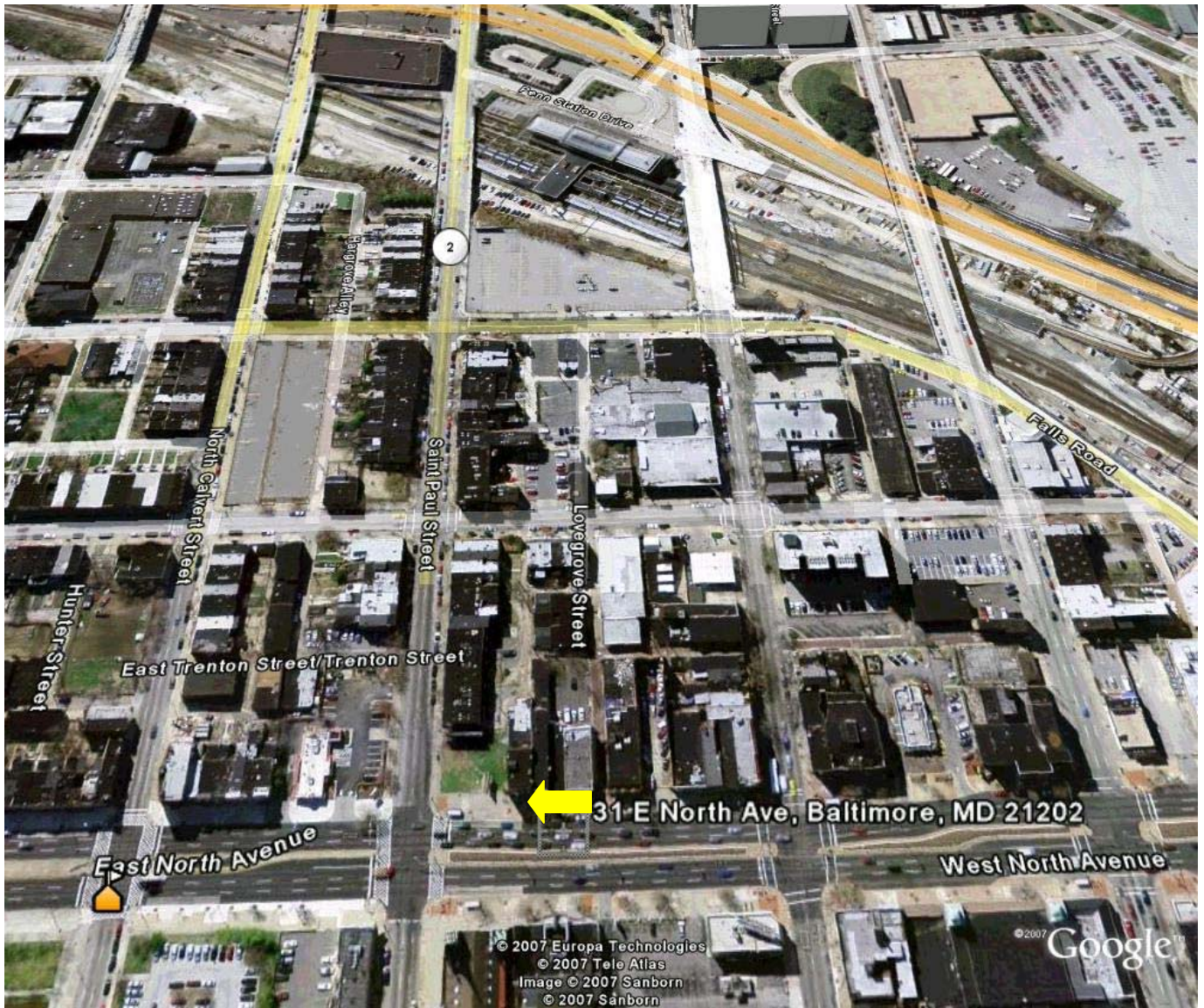


Ben Frederick Realty, Inc.



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address	sale date	sold price	sq ft	\$/sf	comment
2011 Maryland	1/16/2007	430,000	5,550	77.48	1 Story retail w/parking
3216 Greenmount	6/22/2007	400,000	4,000	100.00	Retail Store front
1305 Saint Paul	10/4/2007	1,000,000	9,788	102.17	3 story printing company
1007 Charles	5/11/2007	644,000	5,800	111.03	office + 4 Apts
413 E 33rd	6/8/2007	550,000	4,368	125.92	1st Flr Store, Apt above
893 Howard	4/9/2007	750,000	5,472	137.06	Antique Store
31 E North Ave	subject	795,000	7,250	110.	3 story store front + 2 apt