



Ben Frederick Realty, Inc.

**For Sale**  
**Victorian House Last Used as a Day Care Center**  
**4511 Park Heights Ave**



- 2,400 sq. ft.
- Fenced Rear Yard
- Attractive Victorian
- 4 half-baths
- Vinyl tile floor throughout
- Gas Heat, Central Air
- Sprinkler and Fire bell system in place
- Busy High Visibility Location

Address: **4511 Park Heights Ave**  
**Baltimore, Maryland 21215**

1<sup>st</sup> Flr: 1,030 sq ft with one half-bath and kitchen.  
2<sup>nd</sup> Flr: 900 sq.ft. three half-baths.  
3<sup>rd</sup> Flr: 500 sq.ft. including 3 small business offices.  
Full unfinished basement with concrete floor.

Lot: 50' wide, 125' deep.  
City Block # 4626, Lot 10  
Fenced rear yard with grass. Fence gate in rear to allow controlled vehicle access.

Zoning: B-1-2 Neighborhood Zoning District allows light commercial uses.

Utilities: Gas forced air heating system with central air conditioning. Gas water heater.  
Wet sprinkler system. Fire alarm system. Security System.  
City water, city sewer, city trash pick-up.

Parking: Street parking. Rear yard could be converted to parking.

Building: Two-and-a-half story frame Victorian with wood front porch. Exterior shingles have been covered with aluminum siding. Windows have been replaced with double-pane vinyl units. 2,430 sq.ft. total gross building area. Interior is finished with plaster and sheetrock walls. Wood floors are covered with 12x12 vinyl tile.

Taxes: \$2,975 per year (based on \$125,000 assessment), which is only \$247.92 per month.

Purchase Price: \$99,900

Contact: **Ben Frederick III, CCIM**  
**Ben Frederick Realty Inc., Owner's Exclusive Agent**  
**410-435-5040; fax 410-435-5041; www.BenFrederick.com**

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