



2 Stores + 2 Apartments

28 East 25th Street

in *Historic Charles Village, Baltimore, MD 21218*

- 2 Stores
- 2 One-Bedroom Apartments

» Property

BUILT	1900 +-
ZONING	C1 – 2 Dwelling Units, 2 stores
LOT	16'8" x 95' Block 3831, Lot 29
SIZE	3,135 Sq.Ft. Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets with laminate counters.
APPLIANCES	30" electric or 30" gas range and refrigerator in each apt.
BATHS	Vinyl floor, shower/tub with vinyl or ceramic enclosure and a modern vanity sink.

» Interior

WALLS & CEILINGS	Plaster walls & ceilings.
FLOORS	Most floors are original hardwood with some floors covered in carpet.

» Utilities

HEAT	275k BTU Repco gas-fired hot water radiator central heating system
COOLING	Tenants install window a/c as desired. 1 st floor office has Central Air conditioning.
HOT WATER	2012 AO Smith 40-gallon gas-fired central water heater.
ELECTRIC	200 Amp total service. Store has 100-Amp. Apts & basement have 60-Amp circuit breaker to each unit.
GAS	2 gas meters.
PLUMBING	Copper main water pipe. Interior appear to be a mix of copper and CVPVC.
TRASH	City pick-up and recycling included in property taxes.

» Exterior

CONSTRUCT	Brick Building with Brick Foundation.
ROOF	90# Mineral Felt roof.
WINDOWS	Vinyl replacement windows.
PARKING	2-car parking pad in rear.
FIRE ESCAPE	Steel fire escape on rear.
AMENITIES	Safeway, CVS, Subway, PNC Bank on this same block.
SCORES	94 Walking Score, 88 Bike Score. Crime rated "B".

» Environmental

LEAD PAINT	Lead Safe per MDE standards
OIL	No tanks observed.
ASBESTOS	no asbestos observed.



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\$300,000 in fee simple

\$75,000 per unit. \$96 per sq. ft. No ground rent.

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