



## 8 Apartments

869-871 Hollins Street  
in *Historic Hollins Market*  
Baltimore City, Maryland 21201

- 5 Studio Apartment
- 1 One-Bedroom Apartment
- 2 Two-Bedroom Two-Bath Apartment

### » Property

BUILT	~1880
ZONING	R8 – Licensed as 4 Dwelling Units + 3 Rooming Units
LOT	33' x 80' Block 237, Lot 37 and Lot 38
SIZE	6,958 sq.ft. Gross Building Area

### » Exterior

CONSTRUCT	2 Brick buildings with stone foundations.
ROOF	Built up hot tar.
WINDOWS	Vinyl replacement windows.
PARKING	Street parking
FIRE ESCAPE	Steel Fire Escape

### » Environmental

LEAD PAINT	Lead Certificates for each occupied apt.
TANKS	No tanks observed.
ASBESTOS	No asbestos observed.

### » Utilities

HEAT	869 has Central Columbia gas fired boiler with radiators. 871 has Gas forced air furnace with central air conditioning.
COOLING	869 = window ac. 871 = Central air.
HOT WATER	Two 40-gallon gas fired water heaters, One 50-gallon gas-fired water heater.
ELECTRIC	869 has 300 Amp service, 871 has 100A. Landlord pays electric for 4 studio apts.
PLUMBING	Copper main water line. Copper and CVPVC Interior Pipes. PVC drains.

### » Interior

869 FIRST FLOOR	2BR x 1Ba: new hardwood floors. Kitchen: 12x12 vinyl tile floor, wood cabinets, laminate counter, 30" gas range. 2 full bathrooms, each with vinyl tile floor, steel tub, ceramic tile surround and modern vanity.
871 FIRST FLOOR	2BR x 2Ba: 2-story unit has new hardwood flooring. Kitchen with 12x12 vinyl tile floor, wood cabinets, laminate counter, 30" gas range. 2 full bathrooms, each with 12x12 vinyl tile floor, steel tub, ceramic tile surround and a modern vanity.
869 UPPER FLOORS	4 Studio Apts, each with large living/sleeping area, kitchenette with wood cabinets and laminate counter and bath with steel shower/tub and vinyl surround.
871 2 <sup>nd</sup> REAR	Studio Apartment with wall-to-wall carpet, vinyl flooring in kitchen with wood cabinets, laminate counter, and 24" electric range. Linoleum bathroom floor with steel tub, vinyl surround, and modern vanity.
871 3 <sup>rd</sup> FLOOR	1BR x 1Ba: wall-to-wall carpet in living and sleeping rooms, 12x12 vinyl tile in kitchen and bathroom. Wood cabinets, laminate counter, and 20" electric range in kitchen. Bathroom has 12x12 vinyl tile floor, steel tub, vinyl surround and modern vanity.
TRASH	City Pick-up included in property taxes.



Call Ben Frederick, III, CCIM

**410 752 6400** Seller's Exclusive Agent

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**\$600,000 in fee simple**

\$83,333 per unit. \$75 per sq. ft. No ground rent.

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