BEN FREDERICK REALTY
BALTIMORE'S APARTMENT PROPERTY SPECIALIST

6 Apartments/ 2 Retail Spaces

809 Cathedral Street
In Historic *Mount Vernon*
Baltimore City, Maryland 21201

6 1 Bedroom / 1 Bathroom Apts.
2 Large Retail Spaces

» Exterior

CONSTRUCT	Brownstone with brick foundation.
ROOF	Rubber Torch Down Roof - New 2019
WINDOWS	Replacements 2010, Skylights replaced 2019
PARKING	Street parking

» Environmental

LEAD PAINT	Full Risk Reduction per MDE Standards
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	All units have separate heat pumps.
COOLING	All units have separate air conditioning.
HOT WATER	All units have separate hot water tanks.
UTILITIES	800 Amp service into building, 100 Amp into each unit with separate panel. All units are separately metered.
PLUMBING	2" Copper main from street. Copper and PVC through out interior.
TRASH	City pick-up included in property taxes.

» Property

BUILT	1890 per tax records, Historic Renovation converted into Condominiums 1986
ZONING	OR2 - Condominiums
LOT	Block 0516, Lot 017
SIZE	7952 sq. ft. Above Grade, 3300 sq. ft. Prop Land Area

» Kitchens and Baths

KITCHEN	All kitchens have modern appliances. 30" electric range, microwave above and refrigerator, disposal. All kitchens have wooden cabinets and stainless steel sink. All units have granite counter tops with the exception of Unit 6 and Unit 8 which have laminate counter tops.
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, steel tub with ceramic tile surround. All units have in unit washer/dryer

» Interior

WALLS & CEILNGS	All walls are plaster with ceiling heights ranging from 9 to 15 ft.
FLOORS	Original hardwood floors throughout

Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

www.BenFrederick.com

$1,100,000 in fee simple

$137,500 per unit. $138 per sq. ft. No ground rent.

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