



3 Apartments

2645 North Calvert St.
in Charles Village, Baltimore City, 21218

2 1-Bedroom, 1 Bath Apartments
1 2-Bedroom, 2 Bath Apartment

» Property

BUILT	~1900
ZONING	R6, Licensed for 3 Dwelling Units.
LOT	18' x 123' Block 3842, Lot 30
SIZE	2,216 Above-Grade Sq. Ft., plus 480 Finished Basement Sq. Ft., totaling 2,696 Finished Sq. Ft.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Torch-down rubber roof with aluminum fiber coating.
WINDOWS	Vinyl replacement windows.
PARKING	Garage in rear with slab, roof, and door replaced 2018.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Unit 1 has Ducane gas-fired forced air furnace; Unit 2 has electric heat pump; Bsmt Unit has electric heat pump.
AIR CONDITIONING	Each apartment has separate central air conditioning unit.
HOT WATER	40 gallon electric Whirlpool undated; 50 gallon gas fired Rheem dated 2014.
ELECTRIC	400 amp service; 3 meters.
GAS	2 gas meters.
PLUMBING	All visible supply lines are copper; all visible drain lines are pvc.
LAUNDRY	Unit 1 and Bsmt Unit share laundry; Unit 2 has private laundry.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Interiors

KITCHENS	Wood cabinets, laminate countertops, stainless steel sinks, 30" gas ranges; Units 1 & 2 have dishwashers; Unit 1 has hardwood floor, Unit 2 has ceramic tile floor, Bsmt Unit has brick tile floor.
BATHS	1 st floor, 2 nd floor & basement have modern vanities, 3 rd floor has pedestal sink; 1 st floor, 2 nd floor, & 3 rd floor have steel tubs with ceramic tile enclosures, basement has vinyl stand-up shower with vinyl enclosure; 1 st floor, 2 nd floor & 3 rd floor have ceramic tile floors, basement has vinyl tile floor.
WALLS & CEILINGS	Unit 1 has mix of plaster and drywall with decorative molding; Unit 2 has mix of plaster and drywall; Bsmt Unit has drywall with suspended grid ceiling in kitchen.
FLOORS	Unit 1 has hardwood; Unit 2 has hardwood with some vinyl flooring; Bsmt Unit has hardwood with carpet in bedroom.

» Environmental

LEAD-BASED PAINT	Full Risk Reduction via dust swipes.
OILTANKS	None observed.
ASBESTOS	None observed.



Call Tom Fair

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\$350,000 in fee simple

\$116,667 per unit. \$158 per sq. ft. no ground rent

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