



## Commercial Building

2029 Maryland Avenue  
In Charles North, Baltimore City, 21218

Zoned C-1, Community  
Commercial

### » Property

**BUILT** 1885  
**ZONING** C-1; Licensed for 1 Dwelling Unit and 1 Art Gallery.  
**LOT** Block 3603, Lot 15; 20' x 150'  
**SIZE** 3,750 sq. ft.

### » Kitchens and Baths

**KITCHEN** Two kitchens, located on the 1st and 3rd floors; both have wood cabinets, laminate counters, and stainless steel sinks; 1st floor kitchen has 36" gas range and a dishwasher, with vinyl tile flooring; 3rd floor kitchen has 30" gas range with laminate flooring.

**BATHS** 3 full bathrooms & 1 half bathroom. 1<sup>st</sup> floor half bathrooms is located in the Atrium has a pedestal sink and plywood flooring; 2<sup>nd</sup> floor has two full bathrooms and 3<sup>rd</sup> floor has one full bathroom, all with claw-foot tubs, wall-mounted sinks, and a mix of vinyl tile and laminate floors.

### » Interior

**WALLS & CEILINGS** Plaster with some drywall and wood paneling; pocket doors throughout each floor.

**FLOORS** 1<sup>st</sup> floor has carpet in front rooms and veneer hardwood in middle room; 2<sup>nd</sup> and 3<sup>rd</sup> floors have carpet.

### » Exterior

**CONSTRUCT** Brick with stone foundation.  
**ROOF** Rubber roof; 1 skylight.  
**WINDOWS** Wood frame double-pane double-hung windows; some single-hung in first floor.  
**ATRIUM** 6' x 33' covered atrium in rear.  
**PARKING** 2-car asphalt parking pad.

### » Environmental

**LEAD PAINT** Unknown.  
**OIL** No oil tanks observed.  
**ASBESTOS** Possible asbestos insulation noted on radiator supply pipes.

### » Utilities

**HEAT** Lennox electric heat pump, installed ~2014; only services 1<sup>st</sup> floor.  
**A/C** Lennox a/c unit, installed ~2014; only services 1<sup>st</sup> floor.  
**HOT WATER** Gas fired Hot Point water heater, 40 gallon, dated 2002.  
**ELECTRIC** One meter, 200-amp service.  
**GAS** One gas meter.  
**PLUMBING** ¾" copper water main; all visible water supply copper and c-pvc; all visible drain lines pvc and steel, cast iron main drain.  
**TRASH** Trash service included in property taxes.



Call Tom Fair, Advisor / Principal

**443 616 1041** Seller's Exclusive Agent

**410 235 9500**  
**www.BenFrederick.com**

**\$159,000 in fee simple**  
\$42 per sq. ft. no ground rent

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