



2 Restaurants + 5 Apartments

2101-2103 Maryland Avenue
in Old Goucher, Baltimore City, 21218

- 2 Commercial Restaurants
- 1 Studio Apartment
- 2 One-Bedroom Apartments
- 2 Two-Bedroom Apartments

» Property

BUILT	1900, total gut-rehab in 1992.
ZONING	C1, Licensed for 9 Dwelling Units.
LOT	31'8" x 93' Block 3610, Lot 16.
SIZE	5,970 Sq. Ft. Improved Gross Building Area.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Modified rubber, installed 2014.
WINDOWS	Vinyl replacement windows.
FIRE ESCAPE	Wood deck with fire stairs in rear.

» Utilities

HVAC	Separate electric heat pump with central air conditioning for each apartment.
HOT WATER	Separate electric water heaters.
ELECTRIC	6 meters; 600 amp total service.
PLUMBING	All observable water supply pipes are copper. All observable drain lines are PVC.
TRASH	Restaurant/Club has a private trash contract. Baltimore City trash and recycling pick up for apartments included in property taxes.
LEAD PAINT	Certified Lead-Free Limited per MDE.
OTHER	No oil tanks or asbestos observed.

» **Restaurants:** Front Restaurant and Rear Club are two separate units currently rented to one tenant.

FINISH	Front Restaurant has carpeting in customer areas, laminate counters with wood finishes in bar, and tile in kitchen. Rear Club has vinyl plank flooring, laminate counters in bar, and a DJ booth.
BATHS	2 half baths in Front Restaurant and 2 half baths in Rear Club.
EQUIPMENT	Owned by the Landlord: walk-in refrigerator, 3 triple sinks, range hood, fryer, wok, bar coolers.

» Apartments

KITCHENS	Laminate counters; mostly wood cabinets; stainless steel sinks; 30" electric ranges; mix of hardwood, ceramic tile, and laminate floors. Unit 2b has a built-in microwave and laminate counters.
BATHS	Modern vanities; mix of steel and fiberglass tubs and fiberglass showers; ceramic tile floors.
WALLS & CEILINGS	Mix of exposed brick and drywall; suspended grid ceilings.
FLOORING	Mix of laminate and hardwood.
AMENITIES	Wood deck in rear; 2 apartments have stacked clothes washer/dryer.



Call Tom Fair

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\$865,000 in fee simple

\$123,571 per unit. \$145 per sq. ft. no ground rent

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