



## 2 Apartments / 1 Retail Space

2501 Eastern Avenue  
in *Canton/Patterson Park*  
Baltimore, Maryland 21224

- 1 One Bedroom / One Bath Apartment
- 1 Three Bedroom / Two Bath Apartment
- 1 Retail Space

### » Exterior

CONSTRUCT	Stucco/ Brick Brick Foundation
ROOF	Rubber Burn Down Roof
WINDOWS	Replacement Windows throughout
PARKING	Street Parking
FIRE ESCAPE	Off rear of building

### » Environmental

LEAD PAINT	Full risk reduction – Dust wipes
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

### » Utilities

HEAT	All units have separate gas fired furnace/ Retail store – new furnace 2020
COOLING	All units have separate Central air conditioning – Retail New 2020
HOT WATER	All units have separate 40 gallon hot water heater
ELECTRIC	Electric service 150 Amp into each unit with separate panel. All units are separately metered.
PLUMBING	Copper main, plastic throughout
TRASH	City pick-up included in property taxes.

### » Property

BUILT	1900 per tax records, Renovated in 2010
ZONING	R-8, Community Business District
LOT	Block 1788, Lot 001
SIZE	3152 sq.ft. Above Grade, 1640 sq.ft. Prop Land Area

### » Kitchens and Baths

KITCHEN	All kitchens have 30" white ceramic sink, refrigerator, 30" gas stove, built in microwave, dishwasher and disposal. granite counter tops and wood cabinets. Both apartments have stacked washer/ dryer in unit.
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, ceramic tile surround stall and bathtub.
SECURITY	Apartments have security systems

### » Interior

WALLS & CEILINGS	Walls are a combination of exposed brick and sheetrock.
FLOORS	A combination of hardwood and laminate flooring.



**Call Will A. Cannon III**

**410 916 3331** *Seller's Exclusive Agent*

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**\$525,000 in fee simple**

*\$175,000 per unit. \$167 per sq. ft. No ground rent.*

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