



1 Retail Space/ 2 Apartments/1 Townhouse

1725- 1729 East Lombard St.
in *Upper Fells Point*
Baltimore City, Maryland 21231

- 1 Retail Space
- 2 2 Bedroom / 2 Bath Apartments
- 1 2/3 Bedroom/ 3 Bath Townhouse

» Exterior

CONSTRUCT	Brick Exterior / Brick Foundation
ROOF	Rubber Burn Down Roof - New 2014
WINDOWS	Replacement Windows throughout - New 2014
PARKING	Street Parking
FIRE ESCAPE	1725 – Sprinkler System New 2014

» Environmental

LEAD PAINT	Potential for Lead Free – Complete Gut 2014
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Forced air heat pump / Mini Split / Gas forced air – 2014 / 2019
COOLING	All units have separate Central air conditioning - New 2014/ 2019
HOT WATER	2 units have separate 40 gallon hot water heater/ 2 units have On Demand systems New 2014/ 2019
ELECTRIC	New Electric service 2014 800 Amp total into 1725/ 200 Amps into 1729 All units are separately metered.
PLUMBING	New 2 “Copper main, plastic throughout - New 2014
TRASH	City pick-up included in property taxes.

» Property

BUILT	1900 per tax records, Totally Renovated in 2014/2019
ZONING	1725 – R8 - 2 Dwelling units/ nonconforming restaurant 1729 – R8 – 1 Dwelling unit
LOT	Block 1744, Lot 060 / Block 1744, Lot 062
SIZE	1725 - 4,324 sq.ft. Above Grade, 1891 sq.ft. Prop Land Area // 1729 – 2,100 sq ft Above Grade, 1,120 Prop Land Area

» Kitchens and Baths

KITCHEN	All kitchens have 30” Stainless steel sink, granite counter tops, stainless steel appliances, built in microwave and wood cabinets.
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, ceramic tile surround shower/ baths
SECURITY	Commercial sprinkler system throughout building – New 2014

» Interior

WALLS & CEILNGS	All walls are new drywall with 9 ft. high ceiling throughout
FLOORS	New hardwood floors throughout all units.



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

www.BenFrederick.com

\$1,000,000 in fee simple

\$250,000 per unit. \$156 per sq. ft. No ground rent.

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.



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