



Commercial Building with Restaurant Tenant

628 North Chester Street
Northeast Market, Baltimore City, 21205

Zoned C-1, Community Commercial

» Property

BUILT ~1800.
ZONING C-1; Restaurant.
LOT Block 1636, Lot 28; 15' x 86'6".
SIZE ~3,300 sq. ft.

» Restaurant

Range hood, 6-burner commercial wok, 2 commercial ovens; 3-compartment sink. Vinyl tile floors in kitchen; ceramic tile floors in front customer area.

» Interior

WALLS & CEILINGS First floor restaurant has drywall walls and suspended grid ceilings. Second and third floor have plaster walls and ceilings.
FLOORS First and second floors are carpeted. Third floor has hardwood floors.

» Exterior

CONSTRUCT Brick construction with brick foundation.
ROOF Flat rubber roof.
WINDOWS Double-pane, double-hung vinyl replacement windows.
PARKING Street parking.

» Environmental

LEAD PAINT Unknown.
OIL No oil tanks observed.
ASBESTOS No asbestos observed.

» Utilities

HEAT Sears high-efficiency gas-fired forced air furnace.
HOT WATER One electric GE 50 gallon water heater, dated 2011; one gas water heater.
ELECTRIC One electric meter; 200-amp service.
GAS Two gas meters.
PLUMBING Visible water supply lines are copper.
TRASH Trash service included in property taxes.



Call Tom Fair, Advisor / Principal

410 235 5200 Seller's Exclusive Agent

410 235 9500
www.BenFrederick.com

\$195,000 in fee simple
\$59 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.