

FOR LEASE:

2116 N. Charles St



Ben Frederick Realty, Inc.



- 1,100 Sq Ft
- Former Beauty Salon
- Parking in Rear
- Next to "Family Tree"
- 2 blocks to Station North

Address: 2116 N. Charles St
Charles Village / Station North Arts Dist.
Baltimore City, Maryland 21218

Building: Masonry Building, concrete floor. Modern Aluminum Store Front

Zoning: B-2
"Community District" Zoning allows most Retail & office uses permitted.

Building: Brick construction with tile over concrete floors.

Utilities: Oil Fired Radiator Heating System
Single-phase 60 Amp electric service.
Two bathrooms. (neither is Handicap Accessible)
City water, city sewer.
Each Tenants Pays a proportionate share of the Utilities.

Property Taxes: \$6,774 due for 7/1/2011
Subject to Charles Village Special Benefits District Surcharge, currently \$352/year.

Offering Price: \$1,100 per month (only \$12.00 per sq ft)
Plus 20% of property taxes, insurance, and 20% of heat

Available: Immediate Occupancy

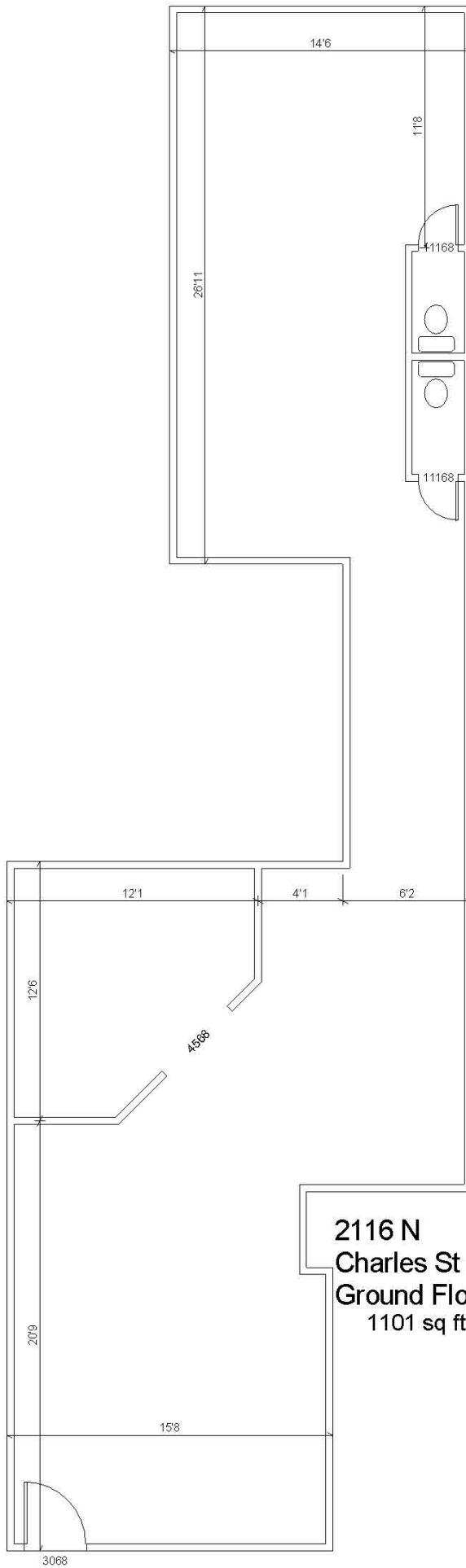


Ben Frederick Realty, Inc.



Contact Ben Frederick III, CCIM
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**2116 N
Charles St
Ground Floor
1101 sq ft**