



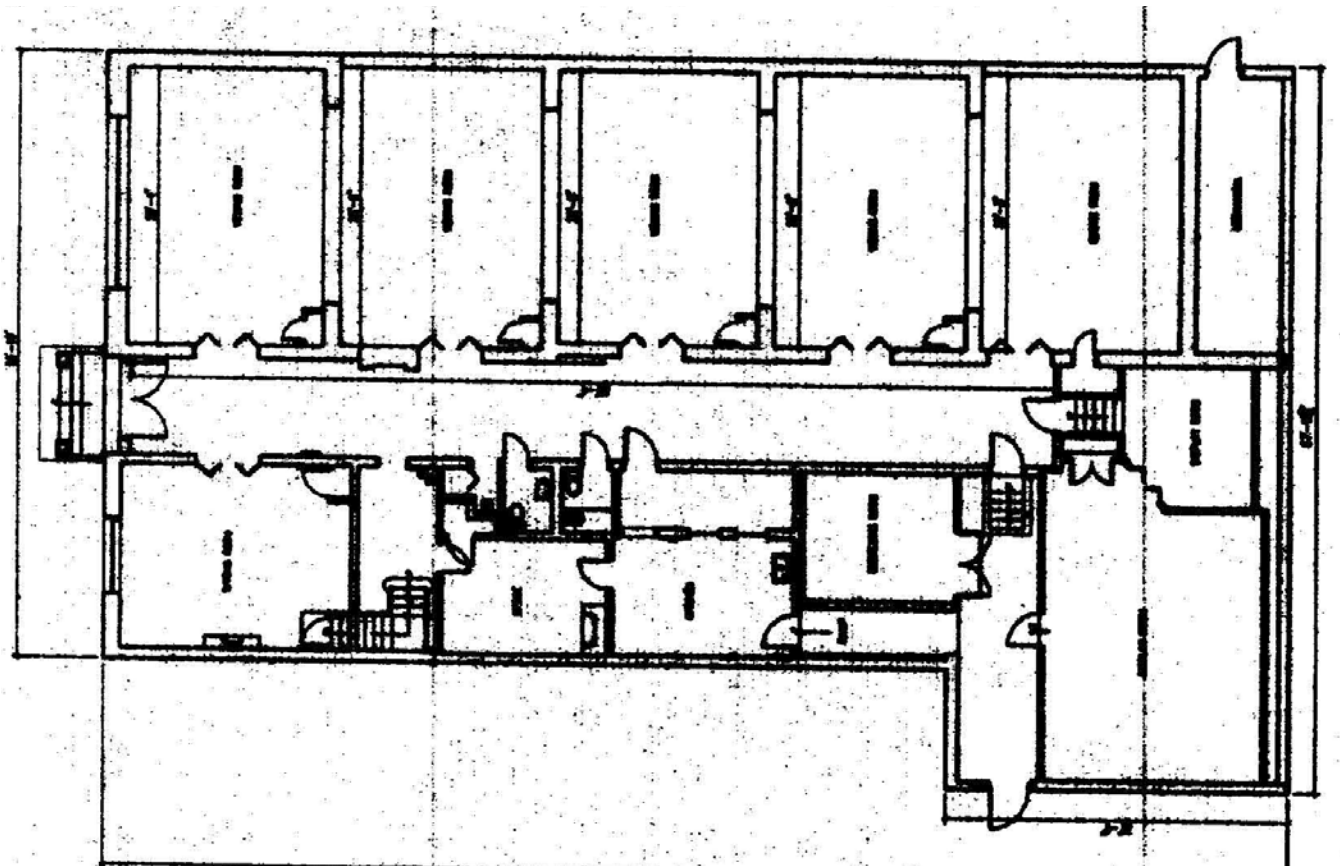
Ben Frederick Realty, Inc.
130 East Fort Avenue
Federal Hill Neighborhood
Baltimore City, Maryland

**Commercial
Building
For Sale
in
Historic
Federal Hill**

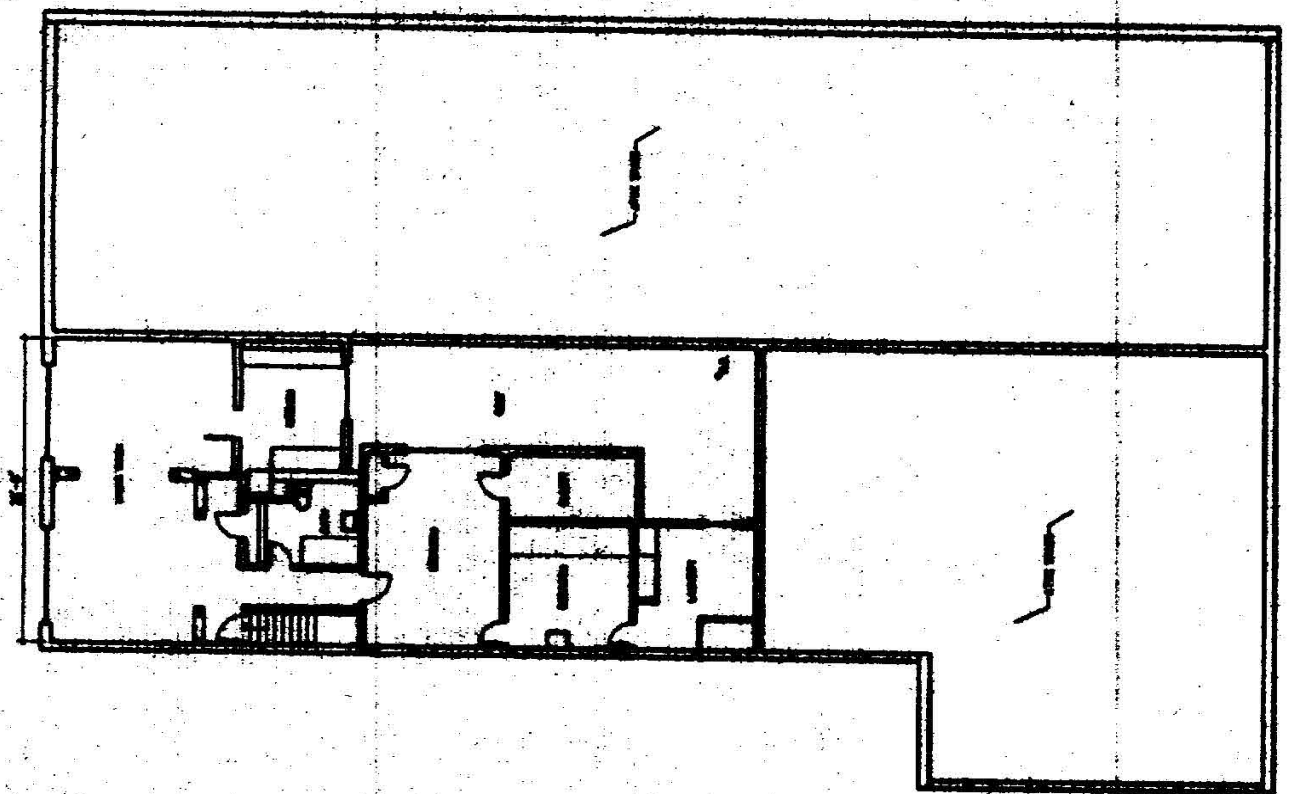


- Address:** 124-130 East Fort Ave, Historic Federal Hill Neighborhood
Baltimore City, Maryland 21230
- Lot:** Block 997, Lot 52, Lot 53, and Lot 91. Level Lot, Street Parking Only.
- Size:** 11,560 Sq.Ft. of Total Improved Building Area
4,886 Sq.Ft. of First Floor Improved Building Area
6,842 Sq.Ft. of Land Area.
- Zoning:** B-2-2 Zoning allows most retail uses.
- Restrictions:** Federal Hill South Historic District. All exterior changes require CHAP approval.
- Building History:** Built in 1920 as the 320-Seat "Echo Theater", converted into a Funeral Home in 1950.
- Utilities:** Gas-fired hot water heating system with forced air system for central air conditioning and heat. Gas-fired water heater. City water, city sewer.
- Building:** Masonry exterior walls. Wood floors covered in vinyl and carpet. Flat hot-tar roof covered with aluminum fiber coating. Building is clean and very well maintained.
Second floor improved as a dwelling unit.
- Offered at:** \$895,000 (\$77.42 per sq.ft.)
- Contact:** **Ben Frederick III, CCIM**
Ben Frederick Realty Inc., Owner's Exclusive Agent
410-435-5040; fax 410-435-5041; www.BenFrederick.com

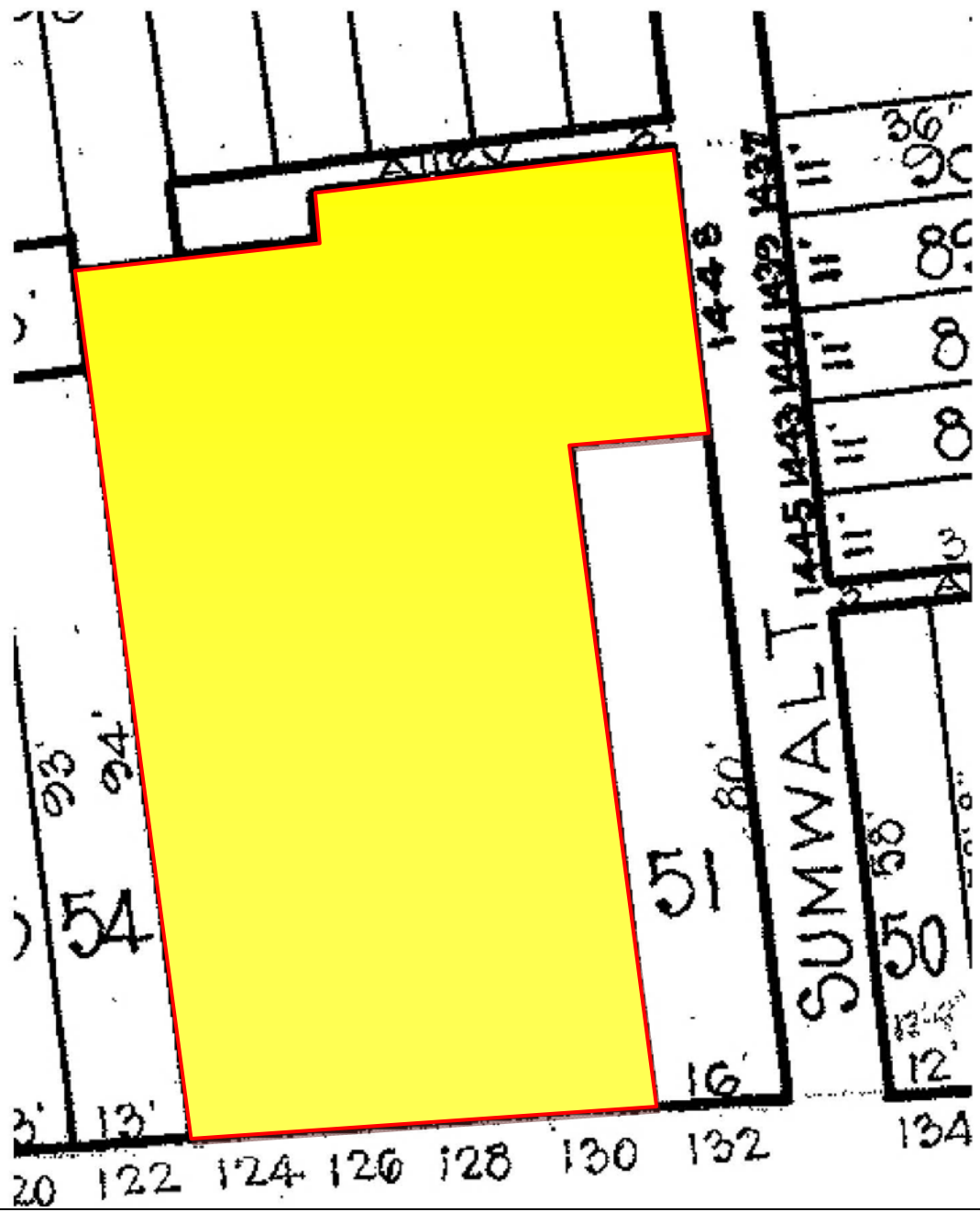
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First Floor Plan



Second Floor Plan



Block Plat



esri

Fort McHenry Tunnel

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