

Commercial Building and Lot For Sale:

1613-1615 Retreat St

Just off Pennsylvania Ave and North Ave



Ben Frederick Realty, Inc.

Owner Financing Available



4,200 Sq Ft ♦ B-3-2 Commercial Zoning ♦ 4,000 sq.ft. fenced lot

Address: **1613 Retreat Street (3-story townhouse) and 1615 Retreat St (one-story warehouse)**  
**Baltimore City, MD 21217**

Lot: 1613 is 12'5" wide by 79'5"; and 1615 is 67'6" wide by 84'5" deep. Total land area is 6,684 sq.ft.  
Total frontage: 79' 10". B-3 Commercial Zoning.  
Site is generally level. Fenced rear lot.

Property Taxes: The Property is assessed for a total of \$66,500 for a tax bill of \$1,583.

Building: House was built in 1900 and is vacant and needs substantial rehab. Warehouse is totally renovated-new roof trusses, roof, concrete floor, electric, lights, and 9' and 10' wide roll up garage drive-in doors..

Utilities: City Water, City Sewer.

Offering Price: \$135,000

Seller will hold first mortgage to qualified buyer with 20% down payment. 7% interest, 5-balloon.



Ben Frederick Realty, Inc.



Contact Ben Frederick III, CCIM

Commercial-Investment Specialist

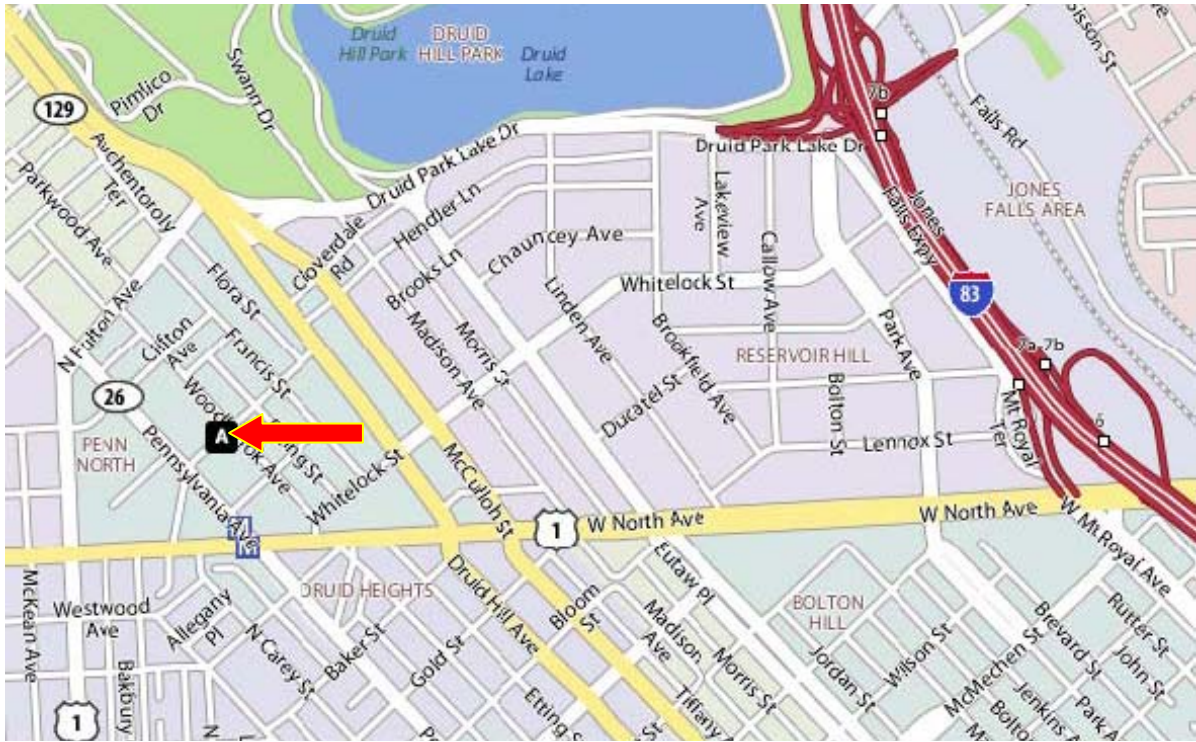
Ben Frederick Realty Inc.

Owner's Exclusive Agent

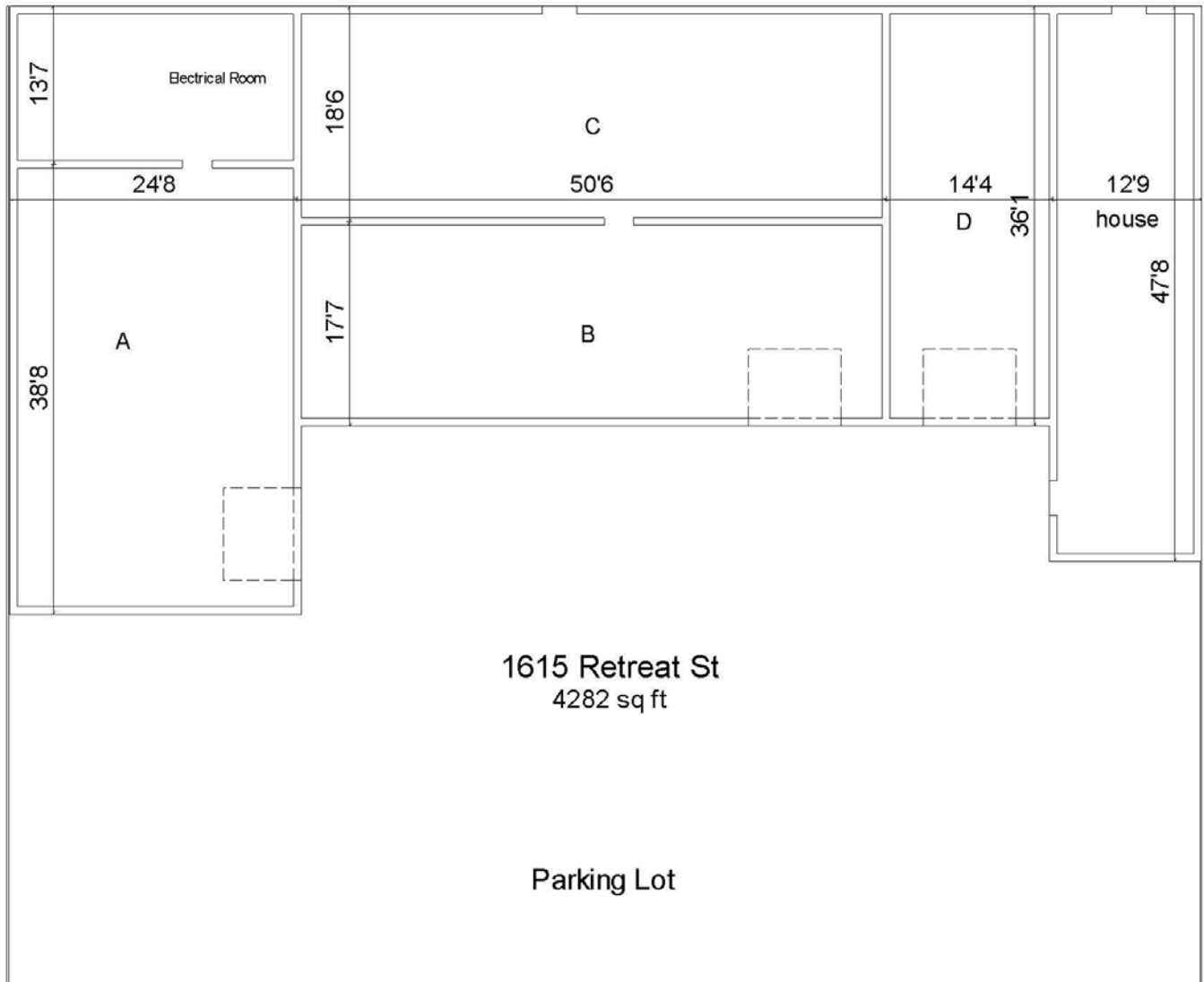
410-435-5040

[www.BenFrederick.com](http://www.BenFrederick.com)

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Floor Plan (dimesions are approximate):



RETREAT (60) ST.

WOODBROOK

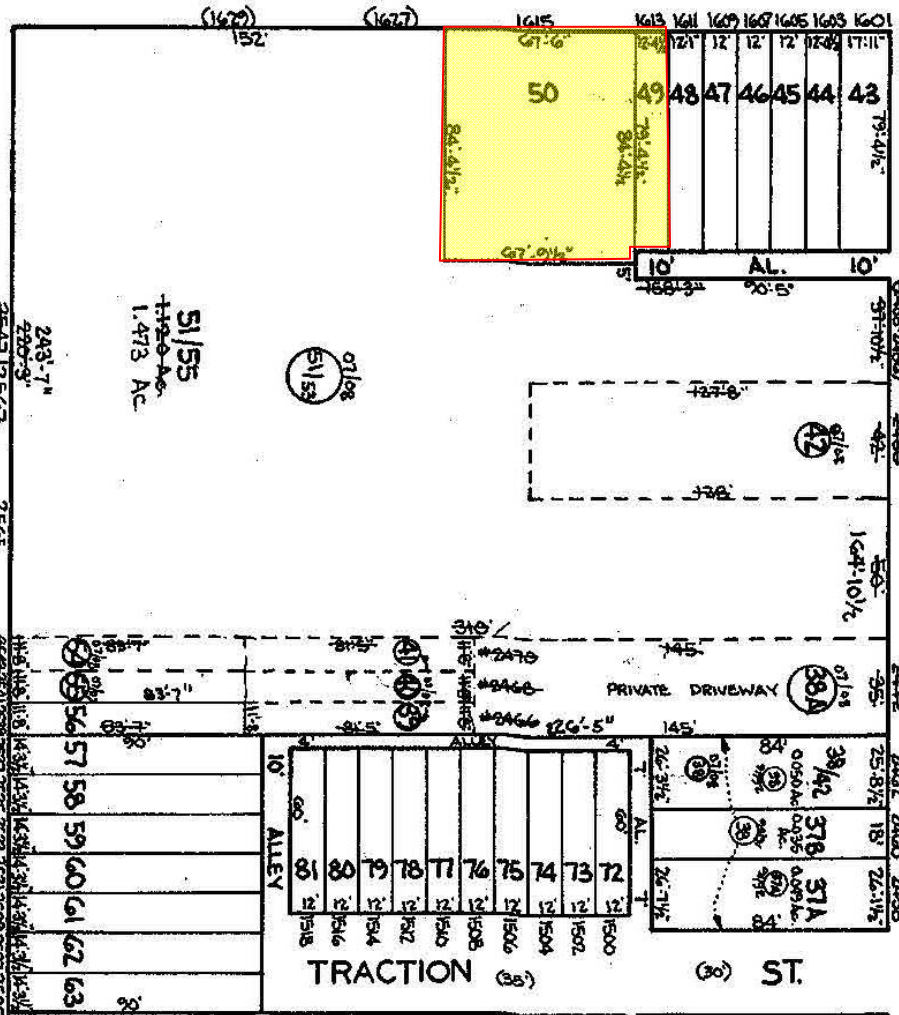
(60)

AVE.

(60) PENNSYLVANIA

PENN-NORTH SUBWAY STATION  
IMPROVEMENT ONLY  
LOT 1A

AVE.



SEE SHEET No. 1

