

# 1208 Saint Paul St.

Historic Detail



Historic Mount Vernon

Ben Frederick Realty, Inc.

Over 6,800 Sq.Ft. with Parking – Located near University of Baltimore



**Address:** 1208 Saint Paul Street  
Baltimore City, Maryland 21202  
Historic Mount Vernon Neighborhood

**Lot:** 20' x 102' (0.05 acres)  
Alley in rear with one parking space.

**Building:** 6,880 sq.ft. (according to State Assessment Records) on four floors. Brick Building with Slate Mansard. Main roof is flat, built-up hot tar. Full Basement is partially improved. Generous sized rooms with nine- ten- and eleven-foot ceilings heights. Crown moldings, chair rail, built-in bookcases throughout. Veneer hardwood flooring with in-lays. 6 fireplace mantels. Several Leaded-glass windows. 3 full baths, 1 half-bath. 3 kitchens (bsmt, 1st flr, 4<sup>th</sup> flr).

**Parking:** 1 off-street parking space in rear alley.

**Zoning:** OR-4 Office-Residential allows office, single-family, and apartments uses.

**Property Taxes:** \$9,955 per year. Mid-Town Special Benefits District Property Tax Surcharge is \$502 per year.

**Utilities:** Gas-fired hot water radiator heating system. Gas-fired 75-gallon water heater. 200 Amp electric service, City Water, City Sewer, City Trash Pick-up.

**Occupancy:** Immediate occupancy - sold "as is".

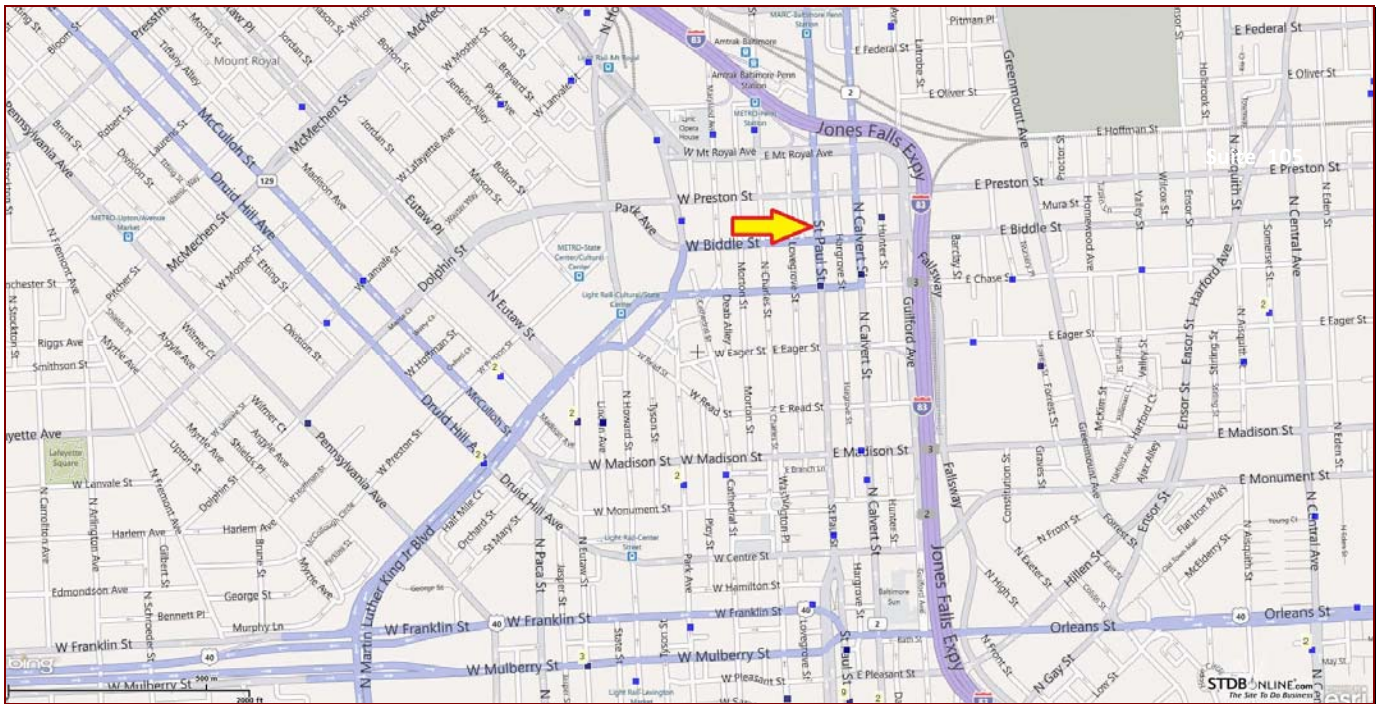
**Offering:** \$525,000 in fee simple (no ground rent). \$76.30 per sq.ft.



Ben Frederick Realty, Inc.

**Contact Ben Frederick III, CCIM**  
*Commercial-Investment Specialist – 30 years experience*  
**Ben Frederick Realty Inc.**  
*Owner's Exclusive Agent*  
**410-435-5040**  
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This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & 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. 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.



1208 Saint Paul Street is located:

- On the Charm City Circulator “Purple Route”, a free downtown bus line,
- 1 block from University of Baltimore,
- 2 blocks from I-83, The Jones Falls Expressway,
- 2 blocks from The Belvedere Hotel,
- 2 blocks from Pennsylvania Station (Amtrak, MARC, Light Rail),
- 4 blocks from Lyric Opera House,
- 4 blocks from Martin Luther King Jr. Blvd (connects to I-95),
- 6 blocks to Mount Vernon Square and Peabody Institute,
- 7 blocks from MICA (Maryland Institute College of Art).

Neighborhood Information: <http://www.livebaltimore.com/neighborhoods/list/mountvernon/>

Mount Vernon – Belvedere Association: <http://www.mvba.org/>

The Mount Vernon Historic district encompasses 40 city blocks north of Mount Vernon Place and features mansion houses, townhouses, early luxury apartments, monuments, institutions of art and learning, and churches. Renaissance Revival, Italianate, Second Empire, Greek Revival, Queen Anne, and Richardsonian Romanesque style townhouses can be found throughout the district. Mount Vernon buildings are among the most elaborate 19<sup>th</sup> Century and early-20<sup>th</sup> Century structures in Baltimore.

Mount Vernon Place is a unique, distinguishable American square. this urban space as Baltimore's finest. Noteworthy architects include Stanford White, Robert Carey Long, Baldwin and Pennington, John Russell Pope, Wyatt and Nolting, Parker and Thomas, and J.A. Wilson. Important people that lived in Mount Vernon and played a great role in the history of Baltimore include George Peabody, Enoch Pratt, William and Henry Walters, Henry August Rowland, Johns Hopkins, Emily Post and Ira Remsen



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