

Commercial Building and Lot For Sale:

2001 Windsor Ave

Near Mondawmin Mall and Coppin State University



Ben Frederick Realty, Inc.



33,000 Sq Ft ♦ B-3 Commercial Zoning ♦ 1.69 acre fenced lot

Address: **2001 Windsor Ave, Baltimore City, MD 21217**

Lot: 73,600 sq.ft. (1.69 acres) land area. B-3 Commercial Zoning.

Site is generally level. Building surrounds three sides of a fenced parking lot.

Property Taxes: The Property is assessed for \$307,800 for a tax bill of \$7,325.

Building: Built in 1927 as a Good Humor Ice Cream manufacturing and distribution headquarters, the property was most recently used by a custom cabinet making shop and includes production area, cold warehouse storage areas, mechanical rooms, finished office space, employee locker room, and a flat roof.

Utilities: Office area has gas heat and central air conditioning. Production areas have overhead gas fired space heaters. Cold warehouse on the east side has no heat. Wet sprinkler system. Single-phase and three-phase electric.

Offering Price: \$425,000 (only \$13 per sq ft!)



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

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.

CLIFTON AVE

PAYSON STREET

YARD

WAREHOUSE

WAREHOUSE

17,300

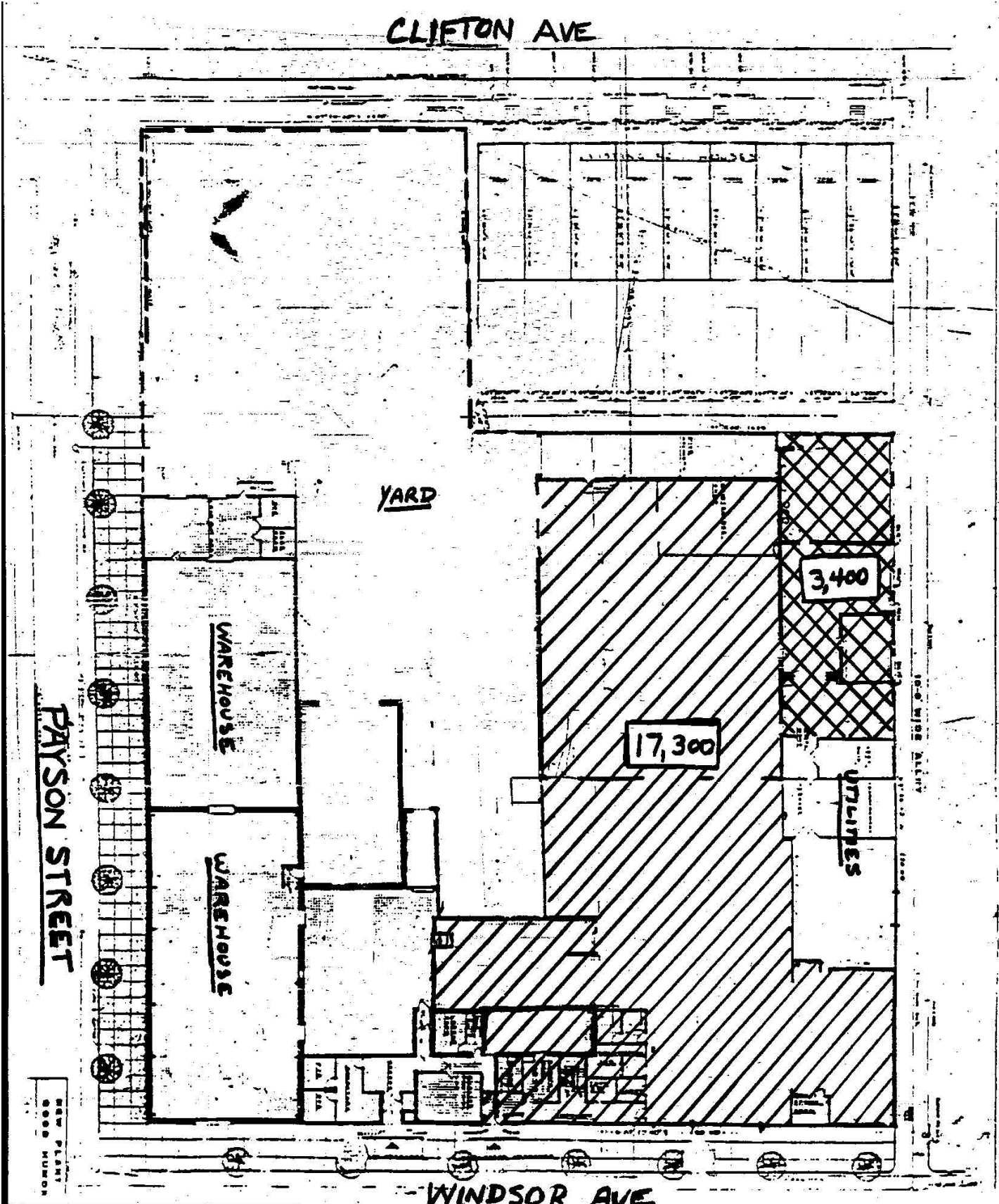
3,400

UTILITIES

WINDSOR AVE

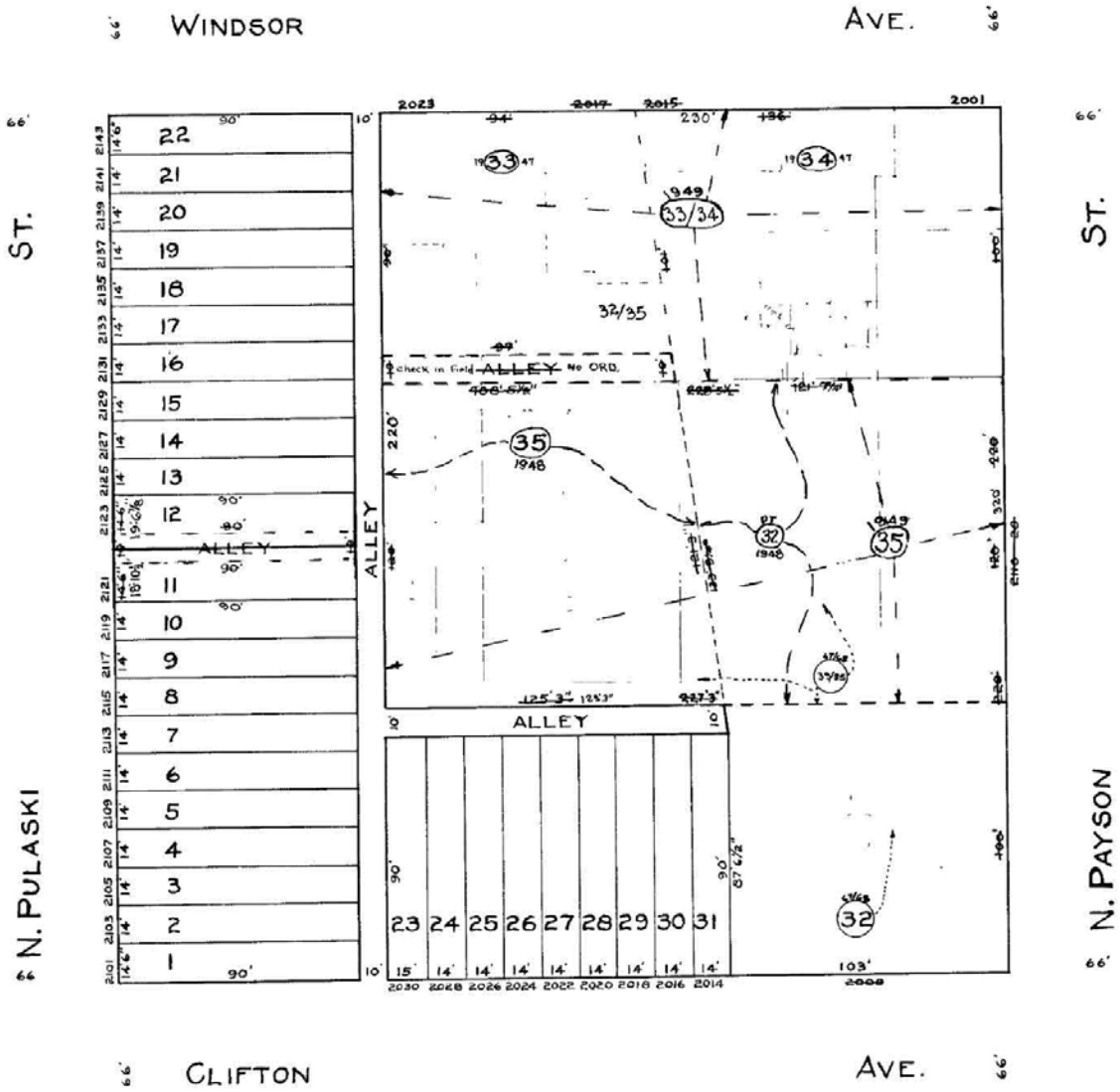
NEW PLANT
8000 HOURS

1/8" = 5'-0"



REVISIONS

Lots 11&12 Absorbing 10' Alley Assn Kaufman C.Sh. 1756.
 Block Changed Per B.of A. C.Sh. 2901.
 Lots 33 & 34 Consd Per App 7796 C.Sh. 2813
 Lots 35 & 34 lot 32 Consd Per App 5421 C.Sh. 4163
 Lots 33/34 & 35 Consd Per Smithson 400.C.Sh. 4652
 10' Al. Closed in Field Per APP C.Sh. 7775
 Lots 32 & 33/35 Consd Per APP C.Sh. 9861



TRACED BY *J. Bauerfeldt*
 LETTERED BY *J. Bauerfeldt*
 CHECKED BY _____

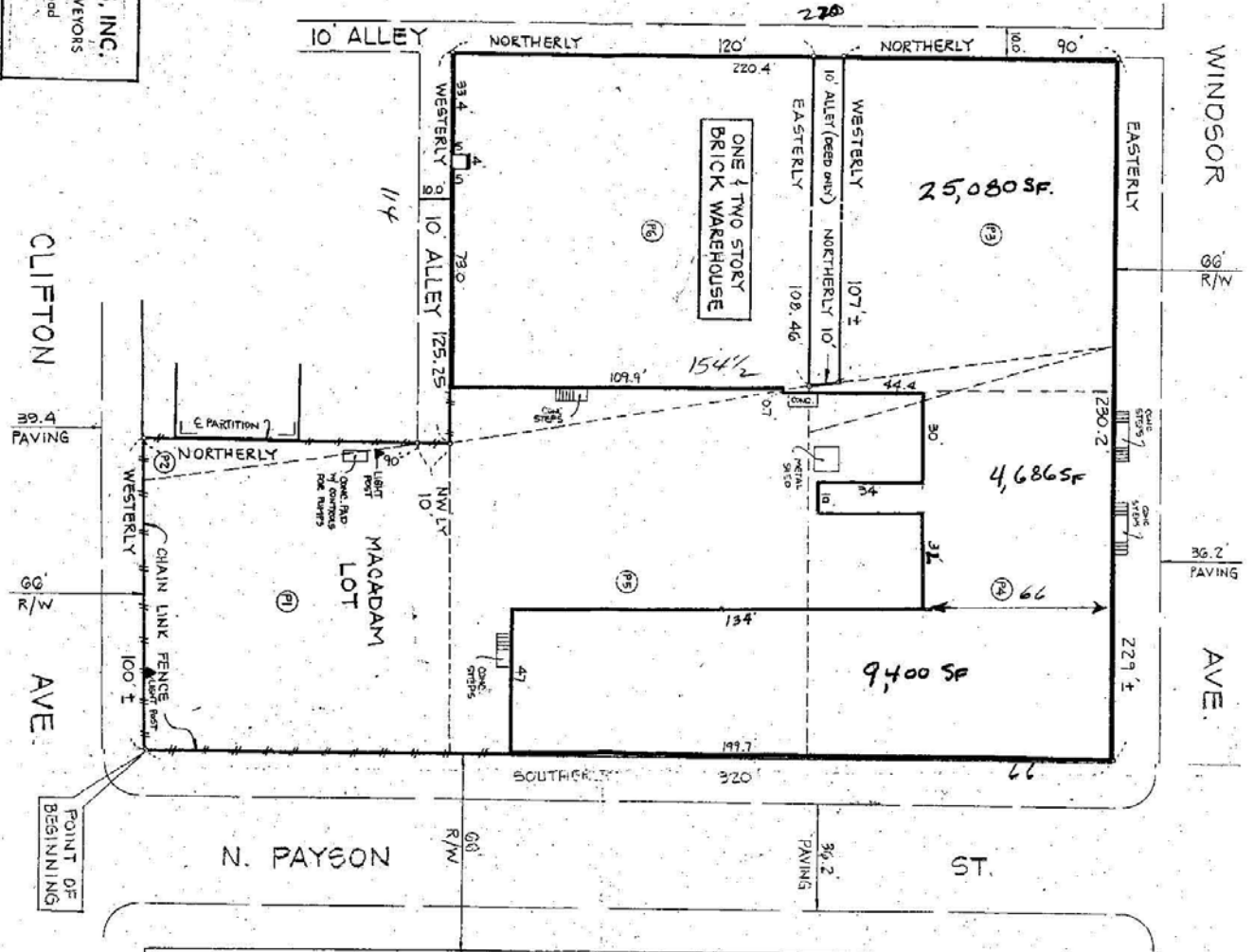
NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY

NOTE ÷ BLOCK 15-18-3259-B FOR 1943.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION
WARD 15 SECTION 18
BLOCK 3259
 SCALE 1" = 40' 0" DATE May 1929



J.E. & ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS
 own, Place 5 Shamon Road
 Hunt Valley, MD 21093
 301-252-5820



NOTE:
 I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THIS LOT FOR THE PURPOSE OF LOCATING IMPROVEMENTS THEREON AND THAT THEY ARE LOCATED AS SHOWN. THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

JAMES W. MCKEE (REG.# 902) DATE 1/23/11

NOTE:
 DEEDS S.E.B. 675/120 CONTAINS MATHEMATICAL ERRORS
 PRIOR WAREHOUSE ENCROACHES OVER 10' ALLEY BETWEEN PARCELS 5 & 6

LOCATION SURVEY

OF THE PROPERTY OF
THE MAYOR AND CITY COUNCIL OF BALTO.
 15TH WARD BALTO. CITY, MD.
 SCALE: 1" = 30' MTS JANUARY 27, 1900
 BEING DESIGNATED AS
 2000 CLIFTON AVE. 2001-2025 WINDSOR AVE.
 WARD 15 - SECTION 18 - BLOCK 375A

DEED REFERENCE:
 S.E.B. 975/120 (PARCELS 1 & 6)

