



410-296-8440 
ajbillig.com



ONLINE REAL ESTATE AUCTION

– Starting Bid: \$50,000 –

BRIDGEVIEW/GREENLAWN

TWO STORY TOWNHOME

– Detached Rear Garage –

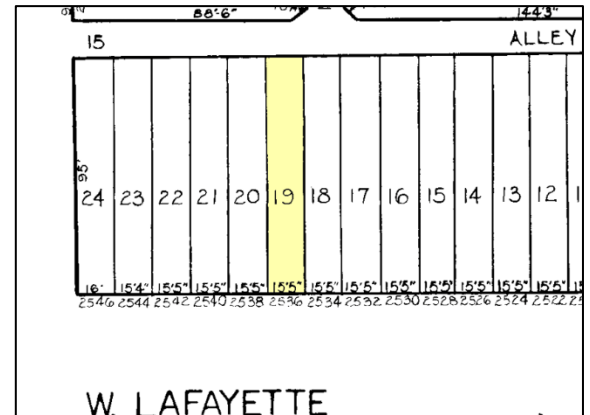
Known As:

2536 W. LAFAYETTE AVENUE

Near N. Warwick Avenue
Baltimore City, MD 21216

**BIDDING OPENS:
MONDAY, MARCH 6, 2023**

**BIDDING CLOSSES:
WEDNESDAY, MARCH 8, 2023 AT 12:00 P.M.**



NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

LOCATION:

2536 W. Lafayette Avenue is located in the Bridgeview/Greenlawn neighborhood in west Baltimore City. Surrounding neighborhoods include Winchester, Mosher, and Coppin Heights. The neighborhood is made up of primarily two story townhomes with green front lawns. The immediate block is well-kept and owner and tenant occupied. The home is located within close proximity to Edmondson Avenue, one of Baltimore's major east/west roads, which hosts many food, retail and entertainment venues. Major employers in the area include the shops at Mondawmin Mall, Westside Shopping Center and Coppin State University.

For more information, please see:

Neighborhoods – <https://livebaltimore.com/neighborhoods/>

SITE:

Lot – 15'5" x 95', more or less

Fenced front and rear yard

One car detached garage

All public utilities

Zoned R-6, Residential

IMPROVEMENTS:

Two story inside group townhome constructed in 1927 and contains 1,260 square feet of living area and 630 square feet of basement space, according to public tax records. The home is currently vacant. One car garage in rear.

EXTERIOR:

- Brick facade
- Concrete front porch
- Vinyl replacement windows
- Flat built up roof

INTERIOR

First floor

- Living room – hardwood flooring with ceiling fan
- Dining room – hardwood flooring
- Kitchen – hardwood flooring

Second floor

- Bedroom – hardwood flooring with ceiling fan
- Bedroom – hardwood flooring with ceiling fan
- Bedroom – hardwood flooring with ceiling fan
- Bathroom – tile flooring

Basement:

- Partially finished room
- Full bathroom
- 100 AMP electrical service
- 40 gallon gas water heater
- Gas boiler for radiator heat

See [this property's web page at ajbillig.com](http://thisproperty'swebpageatajbillig.com) for more pictures.

TITLE:

In fee simple; sold free and clear of liens. Baltimore City Deed Book Liber MB 21655, folio 317.

TAXES:

Published annual real estate taxes are \$2,633.76, based on a full value assessment of \$111,600.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$7,500 deposit, or 10% of the purchase price (whichever is greater), payable by cashier's check or wire transfer, will be required of the Purchaser by 4:00 P.M. on the day of the auction at the Auctioneer's office, 6500 Falls Road, Baltimore, MD 21209. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, ground rent and all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore City violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. A 5% buyer's premium will be added to the final bid price.