



BUY IT NOW

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HAMILTON AREA
"Glenham-Belhar"

THREE UNIT DETACHED HOME

\$25,212 Annual Gross Scheduled Rent
At 67% Occupancy

Known As
5505 RICHARD AVENUE

Corner of Wisteria Avenue
Baltimore City, MD 21214

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:

5505 Richard Avenue is located in the Glenham-Belhar neighborhood in Northeast Baltimore City. The property is within close proximity to Hamilton-Lauraville, a booming network of neighborhoods including Hamilton, Hamilton Hills, and Lauraville. The area primarily consists of large Victorian homes, colonials, and bungalows, offering its residents a suburban feel with urban convenience and amenities. The area was named "Best Shopping District" by Baltimore magazine in 2021 and provides an abundance of shopping, dining, and entertainment options alongside Harford Road crafted by local entrepreneurs. In addition, residents can find the famous farmers market at The Lot on Hartford Road, rumored to have Mayor Scott's favorite crab cakes. Herring Run Park (2.5 miles), offers various recreational activities such as hiking paths, ball fields, and playgrounds. Belair Road (1.4 miles) provides commuters with north/south travel and connects to major highways, I-95, I-895, I-695, and US 40.

For more information about the area, please visit:

Hamilton-Lauraville Main Street – <https://www.bmoremainstreet.com/home>

Hamilton-Lauraville – <https://baltimore.org/neighborhoods/hamilton-lauraville/>

Hamilton-Lauraville – <https://healthyneighborhoods.org/neighborhood/hamilton-lauraville/>

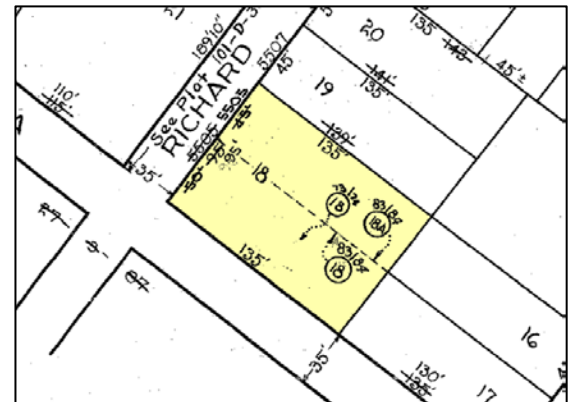
SITE:

Lot size – Corner lot, approximately 95' x 135' comprising 0.294 acre of land, according to public tax records.

The lot was originally platted as two separate lots, and has potential to be subdivided back to the original dimensions. See block plat, and contact Baltimore City Planning and Zoning, for more details and regulations as to subdivision in Baltimore City.

All public utilities

Zoned R-3, Residential



IMPROVEMENTS:

Two-and-one-half story detached home arranged for three units, two of which are currently rented and total \$2,101/month in rental income. The other unit was recently rented for \$850/month. The home was constructed in 1924, containing 1,832 square feet of living area, plus 672 square feet of basement space.

Exterior

Wood fire escape, entrance to units #2 and #3
Vinyl clad replacement windows
Asphalt shingle roof
Covered front porch

Basement / Mechanical

Unfinished basement
Three gas water heaters
Four electric meters
Gas boiler
Laundry area, washer/dryer

Interior

1st Floor - Unit #1

Living room - Luxury vinyl tile
Dining room - Luxury vinyl tile
Kitchen - Luxury vinyl tile, granite countertops, stainless steel appliances
Bedroom - Luxury vinyl tile
Full bathroom - Tile flooring

2nd Floor - Unit #2

Living room - Luxury vinyl tile
Bedroom - Luxury vinyl tile
Bedroom - Luxury vinyl tile
Kitchen - Tile flooring, tile back splash
Full bathroom - Laminate flooring

3rd Floor - Unit #3

Living room - Laminate flooring
Kitchen - Laminate flooring
Full bathroom - Laminate flooring

ADDITIONAL INFORMATION:

Please complete the [Waiver and Confidentiality agreement](#) to view the due diligence documents. Once the completed form has been received, you will receive the documents via email. Requests are normally answered Mon.-Fri. 9 am - 4 pm.

TITLE:

In fee simple; sold free and clear of liens. Deed reference book MB 21160, page 300.

TAXES:

Published annual real estate taxes are \$4,111.12, based on a full value assessment of \$174,200.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of auction, at the Auctioneer's office. Deposit funds shall be held by A. J. Billig & Co., LLC. 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. All adjustments, including taxes, rents, ground rent, 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 settlement and assumed thereafter by the Purchaser. Security deposits, if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing leases of the tenants in place, easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser shall be responsible for obtaining physical possession of the property and assumes the risk of loss or damage to the property from the date of contract forward. 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. Purchaser acknowledges that he/she has received all due diligence information from Auctioneer, including but not limited to the leases and lead certificates. Time is of the essence. A 5% buyer's premium, or a minimum of \$1,500, will be added to the final bid price.