



Status: ACTIVE

MLS#: BA8320500  
 Postal City: BALTIMORE  
 Inc. City/Town: BALTIMORE CITY  
 Condo/Coop Project Name:

Legal Subdiv:  
 Advertized Sub: NONE  
 Tax ID#: 0309144010C034  
 Age: 94

Total Taxes: \$5,577  
 Year Built: 1920

Location:  
 Comm/Ind Type: Church/School, Warehouse, Storage  
 Show Instructions: LA Must Accom, Show Anytime, Vacant, Call 1st-Showing Contact  
 Show Time:

Listing Type: Excl. Right  
 Auction: No  
 Address: 2200 SHERWOOD AVE  
 County/State: BALTIMORE CITY, MD  
 Election District: 9

Building/Project Name:  
 ADC Map:  
 # Levels: 1  
 Tax Year: 2013  
 CAM:

List Price: \$399,999.00  
 Transaction Type: Standard Sale

Zip Code: 21218-5544  
 Ownership: Fee Simple, Sale

TBM Map:  
 Area:  
 Lot Size Sqft: 12,600  
 Lot Acres: 0.3

**INTERIOR**

Leaseable Sq Ft: Net SQ FT: 5,350 Gross SQ FT: 5,350  
 Amenities:  
 Appliances:  
 Comm/Ind Misc: Delivery Door, Fence, Meeting Rooms, Overhead Doors, Private Office, Truck Dock(s)  
 Dining/Kitchen:  
 Floor: Concrete  
 Foundation:  
 Level Location:  
 Handicap:  
 Main Entrance:  
 Security:  
 Unit Description:  
 Walls/Ceilings: 9'+ Ceilings, Dry Wall, Masonry

Floor Area Ratio (FAR):  
 Occupied:

**DIRECTIONS:** From E North Ave, turn left onto Harford, second left onto Bonaparte, and first right onto Sherwood. Property is on the left.

**AGENT REMARKS:** Contact Josh Halbedel for showing appointment -- jhalbedel@klnb.com or 443.575.1407.

**INTERNET REMARKS:** Worship space with terrific extras. Former warehouse substantially built out with sanctuary, commercial kitchen, offices, & meeting rooms. Needs new congregation to add finishing touches with carpet & drop ceiling. Owner made significant investment in brand new commercial kitchen before deciding to relocate. Huge value in kitchen; could be leased for catering, soup kitchen, etc.

**EXCLUSION REMARKS:**

**RENT SPECIAL TERMS :**



**EXTERIOR**

Lot Size: 12,600	Acres: 0.3	Lot Dimensions:	
Year Built: 1920	Year Converted:	Year Renovated: 2,014.00	New Construction: No
Original Builder:		Clear Span Ceiling Height:	
Door Height Drive In:		# of OHD:	
Exterior Construction:			
Exposure:			
Load:			
Road Frontage:			
Roads:			
Roofing:			
Transportation:			

**PARKING: Private 11+ Spaces, Street**

Parking Space #:		# Assigned Spaces:	Parking Ratio:
Parking Lot:	Parking Block/Square:	Parking Inc in List Price: Yes	Parking Sale Price:
Building Permits:			
Development Status:			
Present Use: Other			
Property Condition: Renov/Remod			
Property Status: Existing			
Soil Type:			
Special Permit:			

**UTILITIES**

Heating System: Central	Heating Fuel: Natural Gas
Hot Water:	Water: Public
Cooling System:	Cooling Fuel:
Sewer/Septic: Public Sewer	Metering:
TV/Cable/Comm:	Electric Service:

**WATER**

**VACATION**

Community Name:	
Fed Flood Zn Cd:	Public Road:

**FINANCIAL INFORMATION**

Earnest Money:	Pass Through:	County: \$264.66	State: MD-
City/Town: \$5,312.02	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$5,577	Land: \$75,600	Improvement Amt: \$140,200	Yr Assessed: 2014
Tax Year: 2013	Special Tax Assessment:	Total Tax Assessment: \$215,800	Tap:

Annual Gross Operating Income: \$0.00	Owner Occupied:	
Annual Net Operating Income:	Vacancy Rate: 0.00	Investment Y/N: No
Annual Operating Expenses (Except Taxes): \$0	Rental Year:	
Gross Monthly Rent (All Units Combined): \$0.00	Common Area Maintenance (CAM):	
Net Operating Income:	Total Units:	

Association Fees:	HOA Y/N: No
Other Fees:	Other Fee Pmt Frequency:

Additional Income Sources:  
 Owners Expense:  
 Present Licenses:  
 Seller Desires:  
 Source of Information:  
 Tenancy: Vacant  
 Possession: Immediate, Negotiable

**Current Financing/Loan:**

1st Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remaining:
2nd Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remaining:
Undr. Mtg Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remaining:

**New Financing:**

Cash to Assume:	Owner/Private Financing:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

HOA/Condo/Coop Fee Includes:



HOA/Condo/Coop Management:

**LEGAL INFORMATION**

Lot: 034	Block/Square: 4010C	Section: 14	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code: 0B032
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Tenants Rights:			
Disclosures:			
Documents:			

**OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT:**

Owner 1 Name: Church	Home #:	Office #:
Showing Contact 1: JOSH HALBEDEL	Home #: (443) 574-1407	Office #: (443) 574-1407
	Monthly Rent:	Lease Exp Date:

**LISTING AGENT/BROKER/COMPENSATION**

<b>Listing Agent:</b> STEPHEN FERRANDI , ID: 51411	Home: (443) 574-1430	Home Fax:
Cell : (443) 574-1430	Pager:	Voice Mail: (443) 574-1430,
Agent Email: sferrandi@klnb.com		Agent Office Fax: (410) 321-0129
<b>Broker Name:</b> KLNb, Inc., KLNb1		Office: (410) 321-0100
Address: 100 WEST RD STE# 505 , BALTIMORE, MD 21204		Fax: (410) 321-0129
Sub-Agent Comp: 0	Additional Comp:	
Dual Agency: No	Desig Rep: No	
List Date: 15-Apr-2014	Update Type: MEDIA	Off Mkt Date:
Orig Price: \$399,999.00	Days On Market -MLS: 0	Days On Market -Property: 155
Low Price: \$399,999.00		
Photo Option: Lister will Submit All	Total Photos: 16	Advertising: IDX-PUB

