

# GREAT INVESTMENT OPPORTUNITY



Location **Maryland**  
<https://www.genclassifieds.com/x-792770-z>

QR Code Link to This Post Great Investment Opportunity

- â€¢ Located in Baltimore City's Historic "Pigtown"
- â€¢ Less than 1 mile From the Baltimore Ravens Stadium and Orioles Park
- â€¢ Less than 2 miles from The Inner Harbor
- â€¢ Majority of the Block and surrounding areas consist of Newly Constructed Homes

Property Address:  
1161 Washington Blvd  
Baltimore, MD 21230

ARV: 195k (Upward)  
Asking Price: 60K  
Estimated Repairs: 30K (Cosmetic Updates throughout and Basement )

3 Beds and 1 Bath  
Sqft: 1,150+  
Basement  
Spacious Kitchen  
Off Street Parking



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Comps: 12 S F... Sold on 11/17/21 215k (10%  
13 W... Sold on 11/17/21 190k  
51 Mc... Sold on 11/17/21 150k

CASH OR HARMONEY ONLY  
EMD and Proof of Funds Required