

\$999,999 - 2304 Eutaw Pl, Baltimore

MLS® #MDBA2188264

\$999,999

0 Bedroom, 0.00 Bathroom, 7,902 sqft
Commercial Sale on 0.11 Acres

RESERVOIR HILL, Baltimore, MD

2304 Eutaw Place is a legally zoned, five-unit multifamily property located in the historic and architecturally significant Reservoir Hill neighborhood of Baltimore. Built in 1907, the property has been extensively updated over the past five years and is fully occupied with current, paying tenants, making it an excellent turnkey investment opportunity.

Each of the five residential units features modern finishes including hardwood flooring, updated kitchens with stainless steel appliances, in-unit washers and dryers, and high ceilings with generous natural light. The unit mix includes one 3-bedroom, two 2-bedroom/1-bath units, and two 2-bedroom/2-bath units. All utilities are separately metered for gas and electric; tenants are responsible for their own utility costs, while the owner pays for water. Off-street parking is available in the rear of the building for tenant use.

Recent improvements include a full roof replacement completed approximately two years ago and ongoing interior and systems upgrades throughout the building. With a current gross monthly rental income of \$7,245 (or \$86,940 annually), this property offers strong in-place cash flow with upside potential in one of Baltimore's most enduringly popular neighborhoods.

Located just steps from Druid Hill Park, MICA,



Bolton Hill, and with easy access to I-83 and public transit, 2304 Eutaw Place is ideally positioned for sustained rental demand and tenant retention.

Built in 1907

Essential Information

MLS® #	MDBA2188264
Price	\$999,999
Bathrooms	0.00
Square Footage	7,902
Acres	0.11
Year Built	1907
Type	Commercial Sale
Sub-Type	Five Or More Units
Status	Active

Community Information

Address	2304 Eutaw Pl
Subdivision	RESERVOIR HILL
City	Baltimore
County	BALTIMORE CITY-MD
State	MD
Municipality	Baltimore City
Zip Code	21217

Amenities

Parking	Paved Parking
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Interior

Heating	Baseboard - Electric
Cooling	Central A/C
# of Stories	4

Exterior

Exterior	Brick and Siding
Roof	Flat
Foundation	Concrete Perimeter

School Information

District BALTIMORE CITY PUBLIC SCHOOLS

Additional Information

Date Listed October 21st, 2025
Days on Market 7
Zoning R-7

Listing Details

Listing Office Keller Williams Legacy



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Listing information last updated on October 27th, 2025 at 4:15am EDT