

\$130,000 - 3225 Kenyon Ave, Baltimore

MLS® #MDBA2188170

\$130,000

0 Bedroom, 0.00 Bathroom, 1,270 sqft

Multi-Family on 0.00 Acres

BELAIR-EDISON, Baltimore, MD

11-Single Family Portfolio: 9 Lead-Free
Homes in Baltimore



This 11-unit Baltimore portfolio generates \$176,252 annually, with a pro forma of \$219,840 at market rents. Year 1 NOI is \$131,904, growing to \$152,822 by Year 5. Investors benefit from a 9.22% cap rate, rising to 10.69% by Year 5, offering strong cash flow and value-add potential.

The portfolio features 9 out of 11 lead-free, two- and three-bedroom homes with 1½ bathrooms, hardwood floors, granite countertops, updated cabinetry, and appliances. Select units (1219 Glyndon Ave, 1115 Carroll St) include in-unit washers/dryers, and 1202 Sargeant St has central A/C. Many offer basements for storage or expansion.

Located in ZIP codes 21223, 21230, 21216, and 21218 (serving 128,000+ residents), the properties are near Johns Hopkins University (30,000+ students), University of Maryland, Baltimore (6,900 students, 8,000+ staff), and major employers like Johns Hopkins Hospital (30,000+ employees). Transit options include MARC Train, Metro SubwayLink, and Light RailLink for connectivity across Baltimore and to Washington, D.C.

Addresses Part of Portfolio

1219 Glyndon Ave, Baltimore MD 21223

1238 Sargeant St, Baltimore MD 21223

1321 Glyndon Ave, Baltimore MD 21223
1407 W Ostend St, Baltimore MD 21223
1415 W Ostend St, Baltimore MD 21223
2305 Herkimer St, Baltimore MD 21230
2109 N Longwood St, Baltimore MD 21216
3225 Kenyon Ave, Baltimore MD 21213
442 E Lorraine Ave, Baltimore MD 21218
1115 Carroll St, Baltimore MD 21230

Built in 1928

Essential Information

MLS® #	MDBA2188170
Price	\$130,000
Bathrooms	0.00
Square Footage	1,270
Acres	0.00
Year Built	1928
Type	Multi-Family
Sub-Type	Other, Interior Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	3225 Kenyon Ave
Subdivision	BELAIR-EDISON
City	Baltimore
County	BALTIMORE CITY-MD
State	MD
Municipality	Baltimore City
Zip Code	21213

Interior

Heating	Other
Cooling	Other
Has Basement	Yes
Basement	Other

Exterior

Exterior	Brick and Siding
Foundation	Other

School Information

District	BALTIMORE CITY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 21st, 2025
Days on Market	14

Listing Details

Listing Office	Midfield Realty
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Listing information last updated on November 3rd, 2025 at 7:00am EST