

FOR
SALE

RESTAURANT/ BREW PUB DEVELOPMENT OPPORTUNITY

1106 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

26K SF ± ON
5 LEVELS



PROPERTY OVERVIEW

HIGHLIGHTS:

- 26,049 SF ± mixed-use building across 5 levels
- Rare opportunity to purchase the former Brewers Art brew pub restaurant
- Prime Mount Vernon neighborhood location
- Potential for conversion to multi-family
- Levels 2-4 currently contain office space
- Historic 1906 brownstone construction
- Property conveys with a series of brewery tanks and equipment

BUILDING SIZE:	26,049 SF ± (5 LEVELS)
LOT SIZE:	0.13 ACRES ±
YEAR BUILT:	1906
TRAFFIC COUNT:	9,762 AADT (N. CHARLES ST)
ZONING:	C-2 (COMMUNITY COMMERCIAL DIST.)
SALE PRICE:	\$1,600,000



**FORMER
BREW
PUB**



GOOGLE STREET VIEW

AERIAL



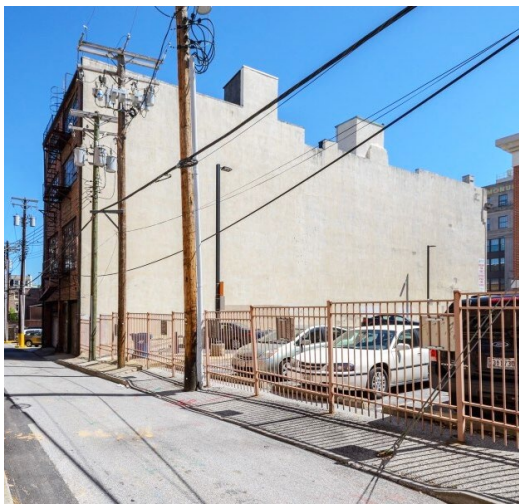
MORTON ST

N CHARLES ST 9,762 AADT

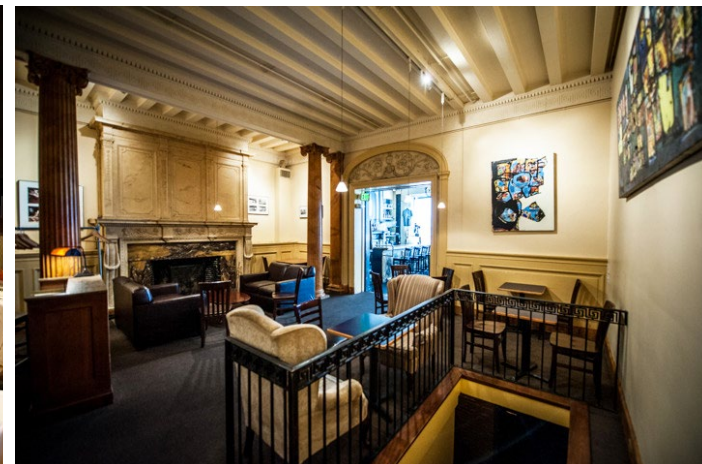
CHASE ST



ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



CHASE HOUSE APTS.



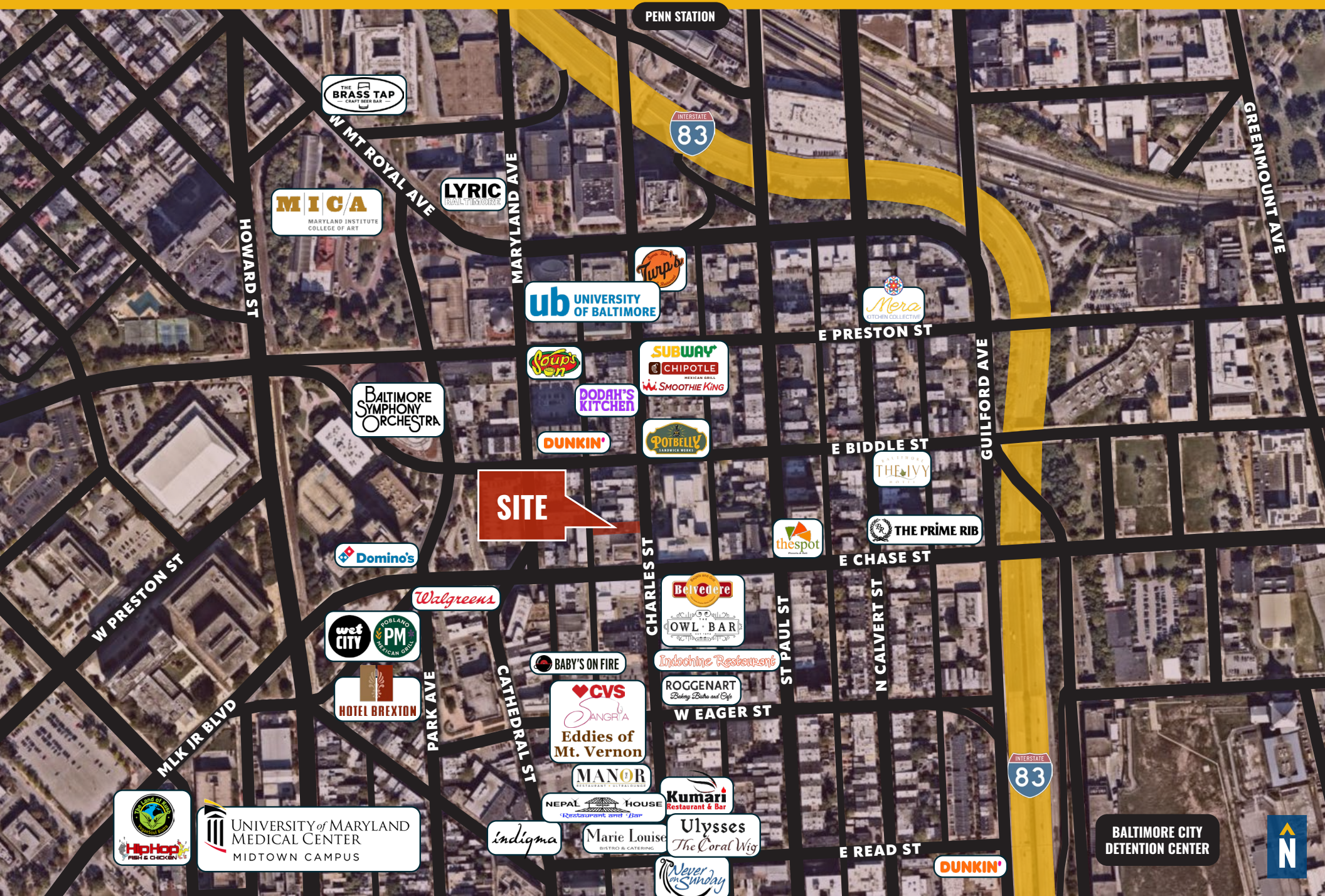
MONUMENTAL LIFE BLDG.



N CHARLES ST
9,762 AADT



MARKET AERIAL



THE BRASS TAP
CRAFT BEER BAR

MICA
MARYLAND INSTITUTE
COLLEGE OF ART

LYRIC
BALTIMORE THEATRE

PENN STATION

INTERSTATE
83

GREENMOUNT AVE

HOWARD ST

W MT ROYAL AVE

MARYLAND AVE

ub UNIVERSITY
OF BALTIMORE

WUPPI

Mera
KITCHEN COLLECTIVE

E PRESTON ST

Soups
ON WHEELS

SUBWAY

CHIPOTLE
MEXICAN GRILL

SMOOTHIE KING

DODAH'S
KITCHEN

BALTIMORE
SYMPHONY
ORCHESTRA

DUNKIN'

POTBELLY
BREADS & BUTTER

E BIDDLE ST

THE IVY
RESTAURANT

SITE

Domino's

thespot

THE PRIME RIB

E CHASE ST

GUILFORD AVE

W PRESTON ST

Walgreens

wet CITY

POBLANO
PM
MEXICAN GRILL

HOTEL BREXTON

CATHEDRAL ST

Belvedere

OWL BAR

BABY'S ON FIRE

Indochine Restaurant

CVS
SANGRA'S
Eddies of
Mt. Vernon

ROGGENART
Bakery, Breads and Cafe

W EAGER ST

MANOR

NEPAL HOUSE

Kumari
Restaurant & Bar

ST PAUL ST

N CALVERT ST

INTERSTATE
83

HipHop
FISH & CHICKEN

UNIVERSITY of MARYLAND
MEDICAL CENTER
MIDTOWN CAMPUS

indigma

Marie Louise
BISTRO & CATERING

Ulysses
The Coral Wig

E READ ST

BALTIMORE CITY
DETENTION CENTER

DUNKIN'



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



47,008

153,916

269,845

DAYTIME POPULATION



86,708

270,745

381,036

AVERAGE HOUSEHOLD INCOME



\$71,693

\$80,766

\$92,375

NUMBER OF HOUSEHOLDS



25,392

76,534

129,599

MEDIAN AGE

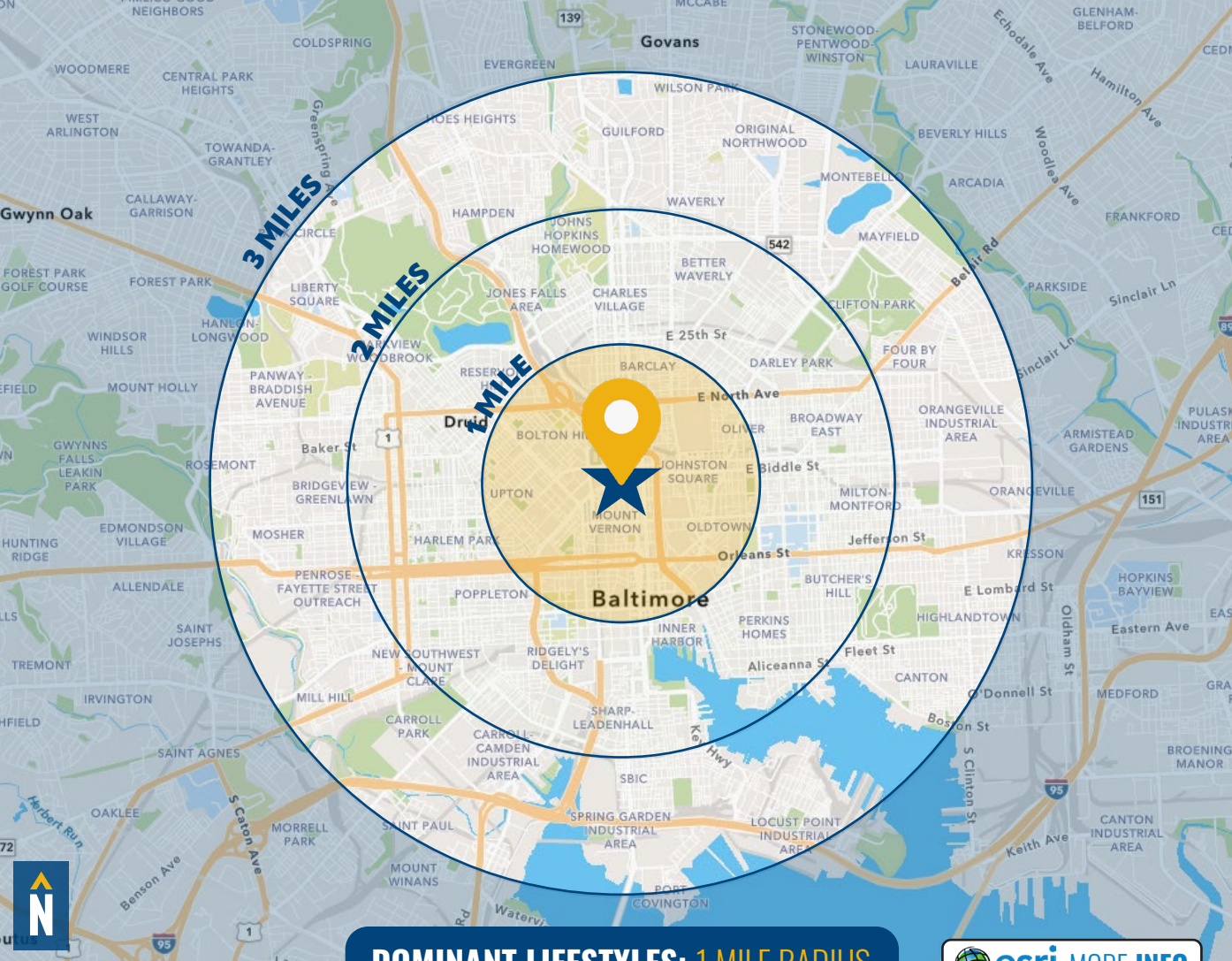


33.9

34.2

34.9

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

44% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

15% SOCIAL SECURITY SET



MEDIAN

AGE: 49.5

HH INCOME: \$31,425

This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

13% INDEPENDENT CITYSCAPES



MEDIAN

AGE: 39.3

HH INCOME: \$26,555

Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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