

FOR SALE

 Baltimore City, Maryland



 **TURN-KEY
BED & BREAKFAST
ESTABLISHMENT**

210 S. HIGH STREET
BALTIMORE, MD 21202

FOR SALE

Baltimore City, Maryland

TURN-KEY BED & BREAKFAST ESTABLISHMENT

210 S. HIGH STREET | BALTIMORE, MARYLAND 21202

BUILDING SIZE

4,500 sf ± (3 stories + lower level)

LOT SIZE

0.06 Acres ±

YEAR BUILT/RENOVATED

1870/2010

ZONING

C-1 (Neighborhood Business District)

WALK SCORE

97 (Walker's Paradise)

TRANSIT SCORE

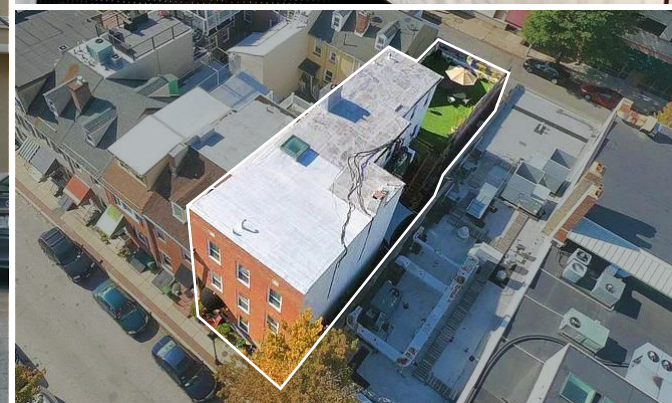
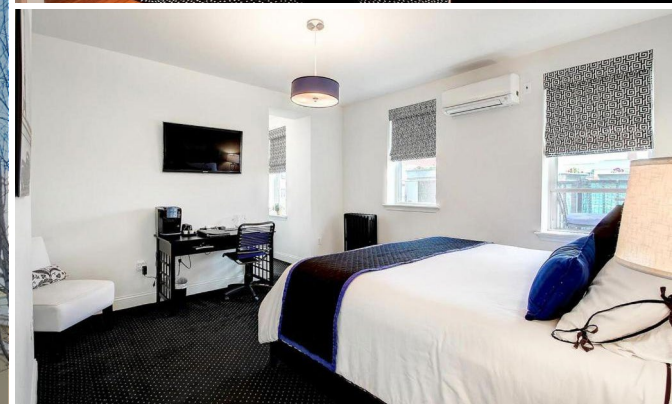
99 (Rider's Paradise)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ Turn-key licensed Bed & Breakfast, beautifully appointed
- ▶ Nestled within Baltimore's popular Little Italy District
- ▶ Within walking distance to many popular tourist destinations (Inner Harbor, Harbor East, Fell's Point)
- ▶ Potential expansion: Zoning allows for up to 10,000 sf, 60 ft. height



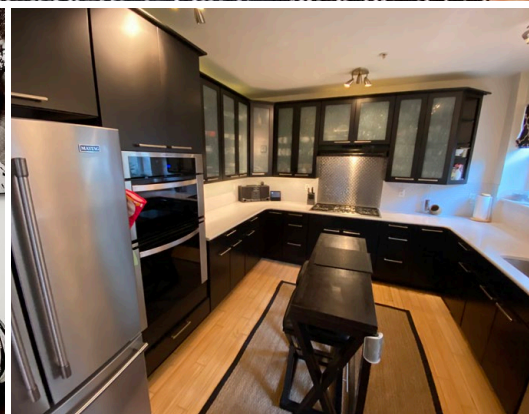
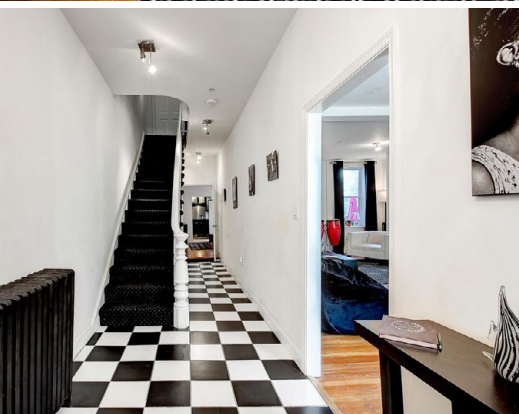
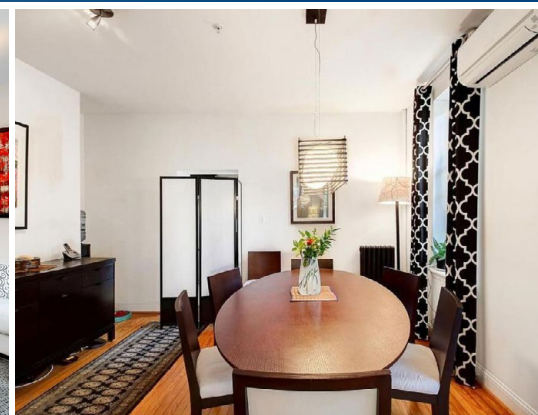
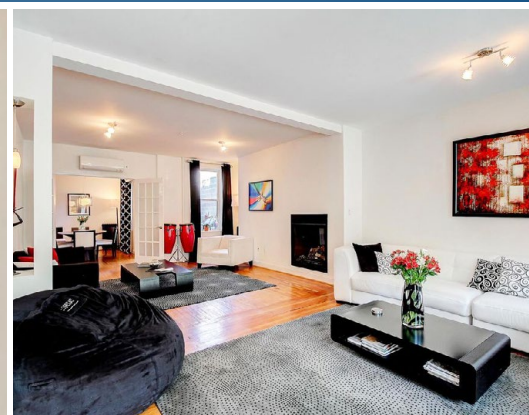
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PHOTOS: 1ST FLOOR

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LARGE
LIVING RM.,
DINING AREA
& KITCHEN

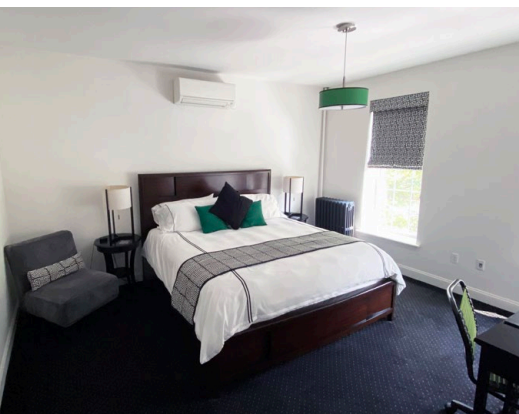
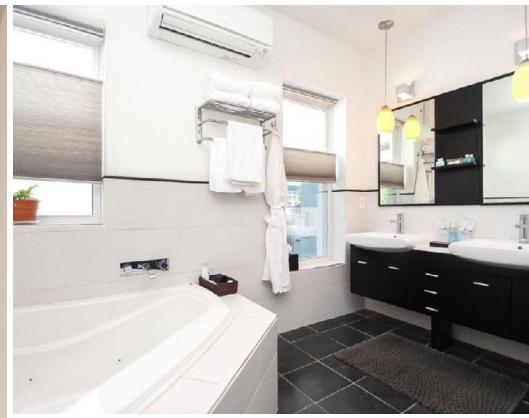


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PHOTOS: 2ND FLOOR

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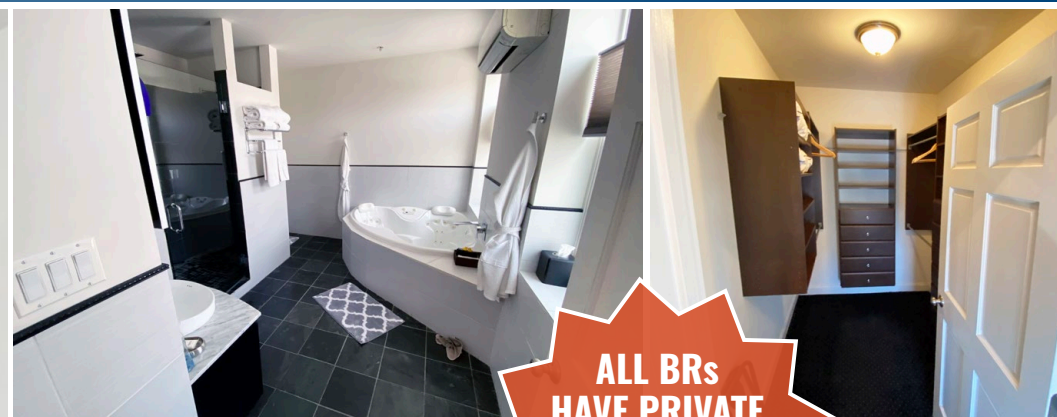
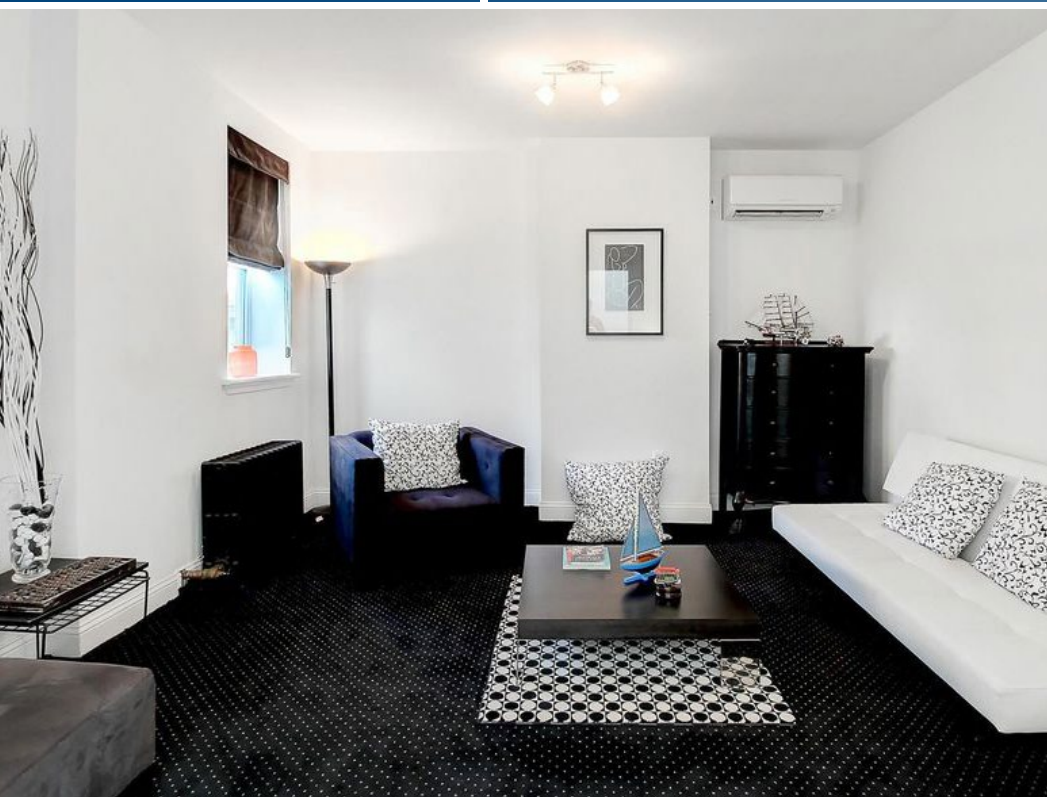


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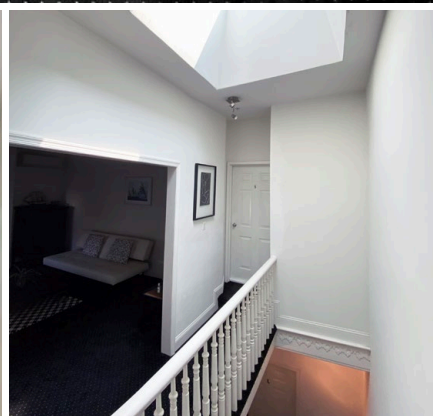
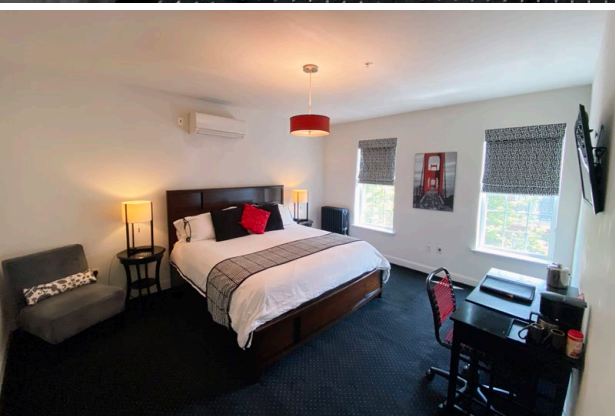
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PHOTOS: 3RD FLOOR

210 S. HIGH STREET | BALTIMORE, MARYLAND 21202



**ALL BRs
HAVE PRIVATE
BATHROOMS &
SEPARATE HVAC
SYSTEMS**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Jim Grieves | Vice President

443.573.3202

jgrieves@mackenziecommercial.com

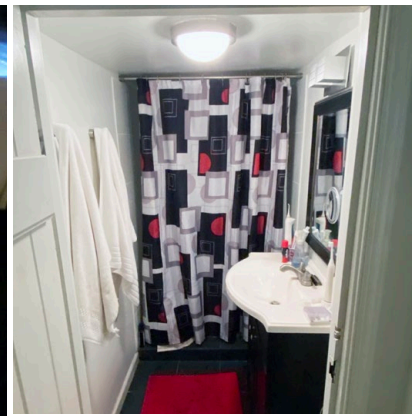
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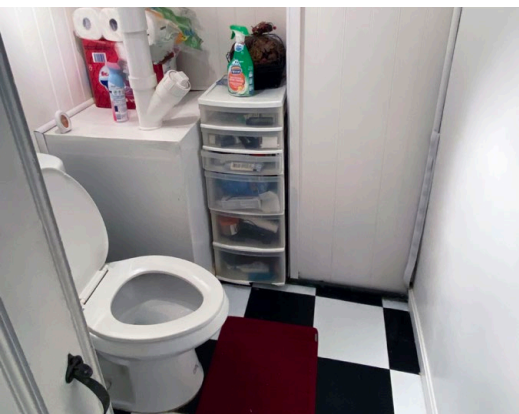
Baltimore City, Maryland

PHOTOS: LOWER LEVEL

210 S. HIGH STREET | BALTIMORE, MARYLAND 21202



**OWNER'S
BEDROOM
& BUSINESS
OFFICE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Jim Grieves | Vice President

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PHOTOS: DECK, PATIO & 4-CAR GARAGE

210 S. HIGH STREET | BALTIMORE, MARYLAND 21202



LOWER
DECK



UPPER
PATIO



LARGE
GARAGE BELOW
2ND STORY
DECK



FOR SALE

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AERIAL

210 S. HIGH STREET | BALTIMORE, MARYLAND 21202



FOR SALE

Baltimore City, Maryland

LOCAL BIRDSEYE

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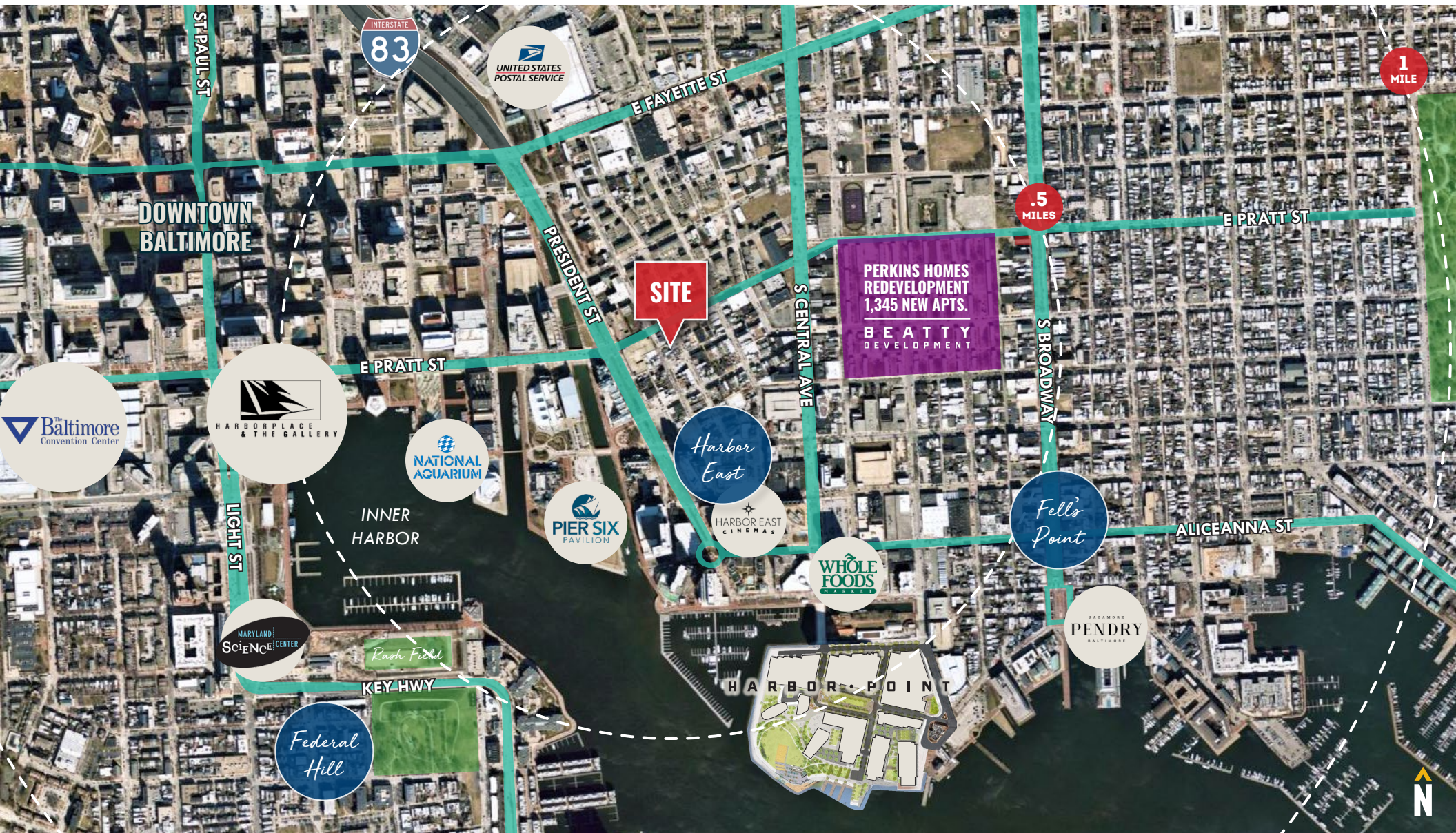


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TRADE AREA

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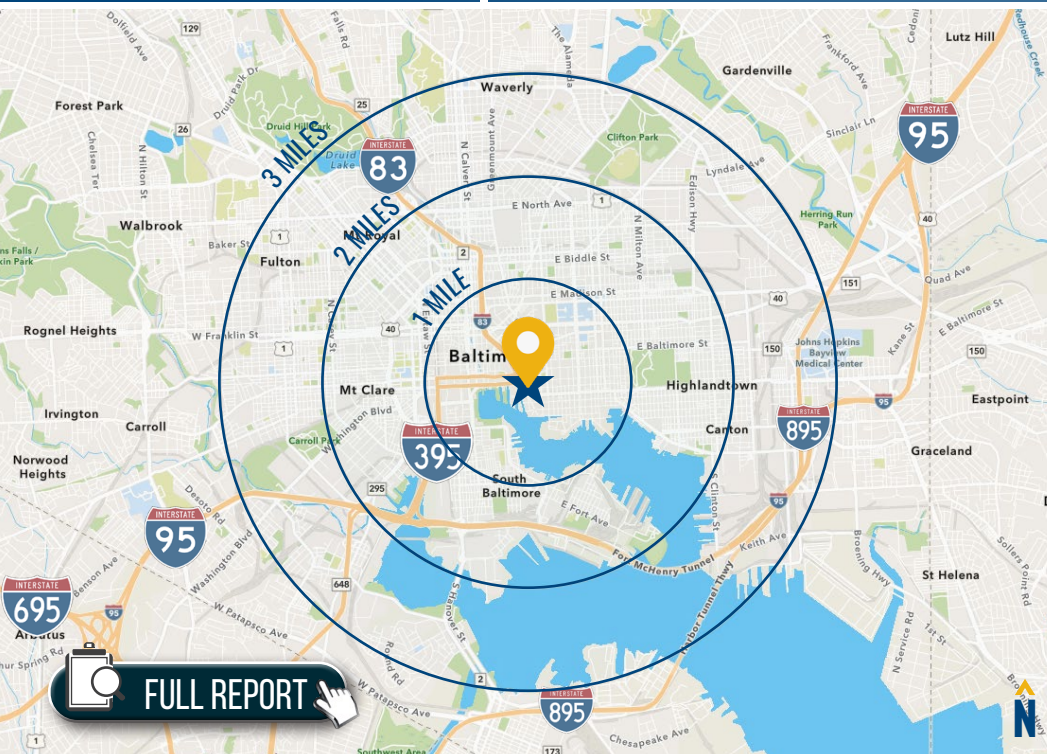


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LOCATION / DEMOGRAPHICS (2022)

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FULL REPORT

RESIDENTIAL POPULATION 42,627 1 MILE 146,080 2 MILES 235,286 3 MILES	NUMBER OF HOUSEHOLDS 22,661 1 MILE 71,403 2 MILES 109,055 3 MILES	AVERAGE HH SIZE 1.74 1 MILE 1.98 2 MILES 2.09 3 MILES	MEDIAN AGE 34.4 1 MILE 34.4 2 MILES 34.7 3 MILES
AVERAGE HH INCOME \$132,271 1 MILE \$110,307 2 MILES \$94,869 3 MILES	EDUCATION (COLLEGE+) 76.2% 1 MILE 66.6% 2 MILES 59.5% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.1% 1 MILE 95.4% 2 MILES 94.6% 3 MILES	DAYTIME POPULATION 112,541 1 MILE 243,543 2 MILES 346,907 3 MILES

50% METRO RENTERS
1 MILE

LEARN MORE

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

14% LAPTOPS AND LATTES
1 MILE

LEARN MORE

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

8% CITY COMMONS
1 MILE

LEARN MORE

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE

28.5
MEDIAN AGE

\$18,300
MEDIAN HH INCOME

7% RETIREMENT COMMUNITIES
1 MILE

LEARN MORE

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME



JIM GRIEVES

VICE PRESIDENT

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