

SALE/LEASE

Baltimore City, Maryland

RESTAURANT/BAR FOR SALE/LEASE

413 N. CHARLES STREET
BALTIMORE, MARYLAND 21201



Henry Deford | *Senior Vice President & Principal*

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

 Baltimore City, Maryland

TURN-KEY RESTAURANT BUILDING w/ INCOME

413 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

BUILDING SIZE

9,321 SF (on 3 stories)

LOT SIZE

3,240 sf

RESTAURANT SPACE

- ▶ 5,000 SF ± vacant turn-key restaurant space occupying 2 levels with large format kitchen and a Class "B" Liquor License

RESIDENTIAL APARTMENTS

Three (3) residential apt. units

- ▶ Two (2) Occupied
- ▶ One (1) Vacant (and ready to occupy)

ZONING

C-5 (Downtown District)

TRAFFIC COUNT

9,762 AADT (N. Charles Street)

PARKING

3 reserved spaces

SALE PRICE

\$950,000



HIGHLIGHTS

- ▶ Rare opportunity to lease or purchase a turn-key restaurant building with additional residential income
- ▶ Located in the heart of Baltimore City's Midtown/Mount Vernon neighborhood
- ▶ Rear of building contains 2 or 3 parking spaces, plus room for dumpster
- ▶ Located in an **Opportunity Zone** [LEARN MORE](#)



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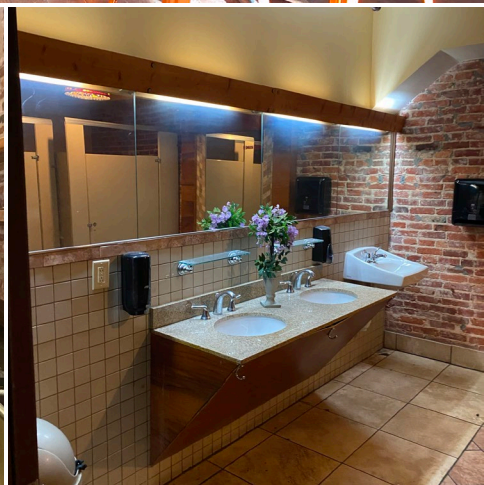
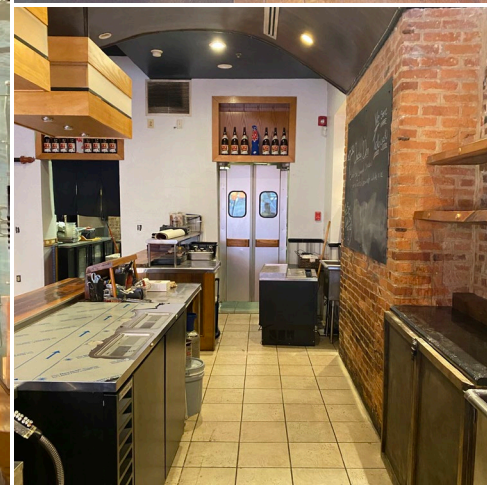
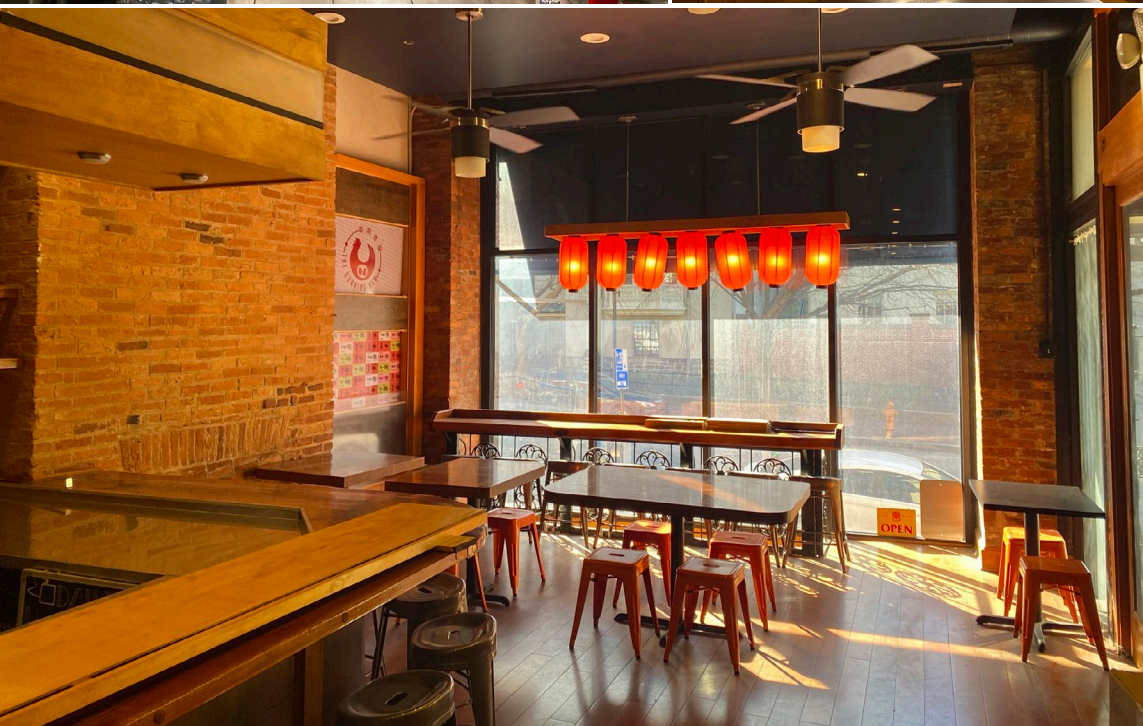
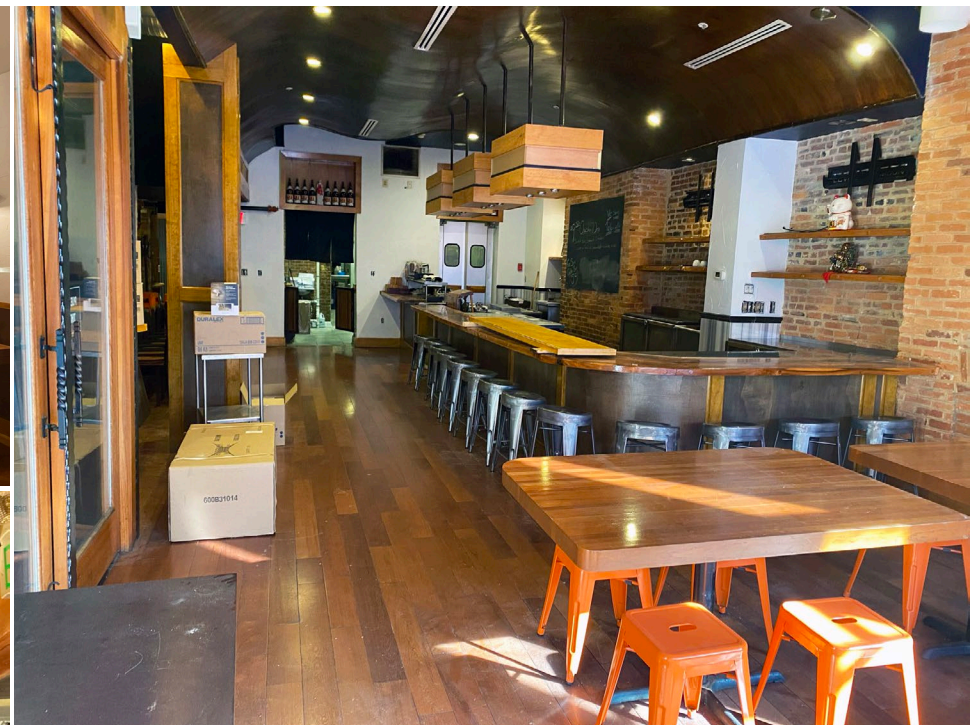
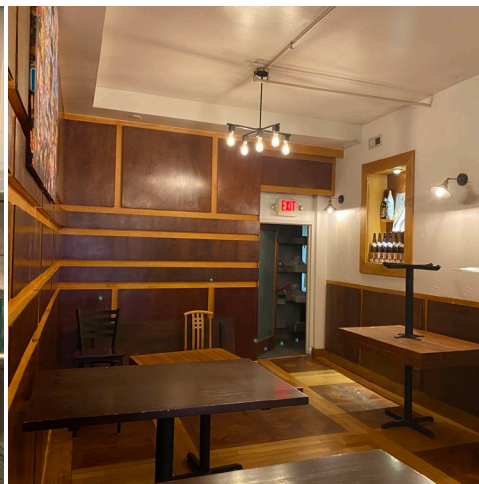
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INTERIOR PHOTOS

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INCOME & EXPENSE SUMMARY

413 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

UNIT #	SIZE	CURRENT MONTHLY RENT	PROFORMA RENT
A	Studio	\$750.00	\$750.00
B	2 Bed/1.5 Bath	\$750.00	\$750.00
C	2 Bed/2 Bath	\$0.00	\$1,400.00
Retail/Restaurant	5,000 SF	Vacant	-

CURRENT RENTAL INCOME/YR.	\$18,000
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PROFORMA RENTAL INCOME/YR.	\$34,800
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EXPENSE SUMMARY	
REAL ESTATE TAXES	\$24,936.00
INSURANCE	\$5,325.00
TOTAL EXPENSES	\$35,746



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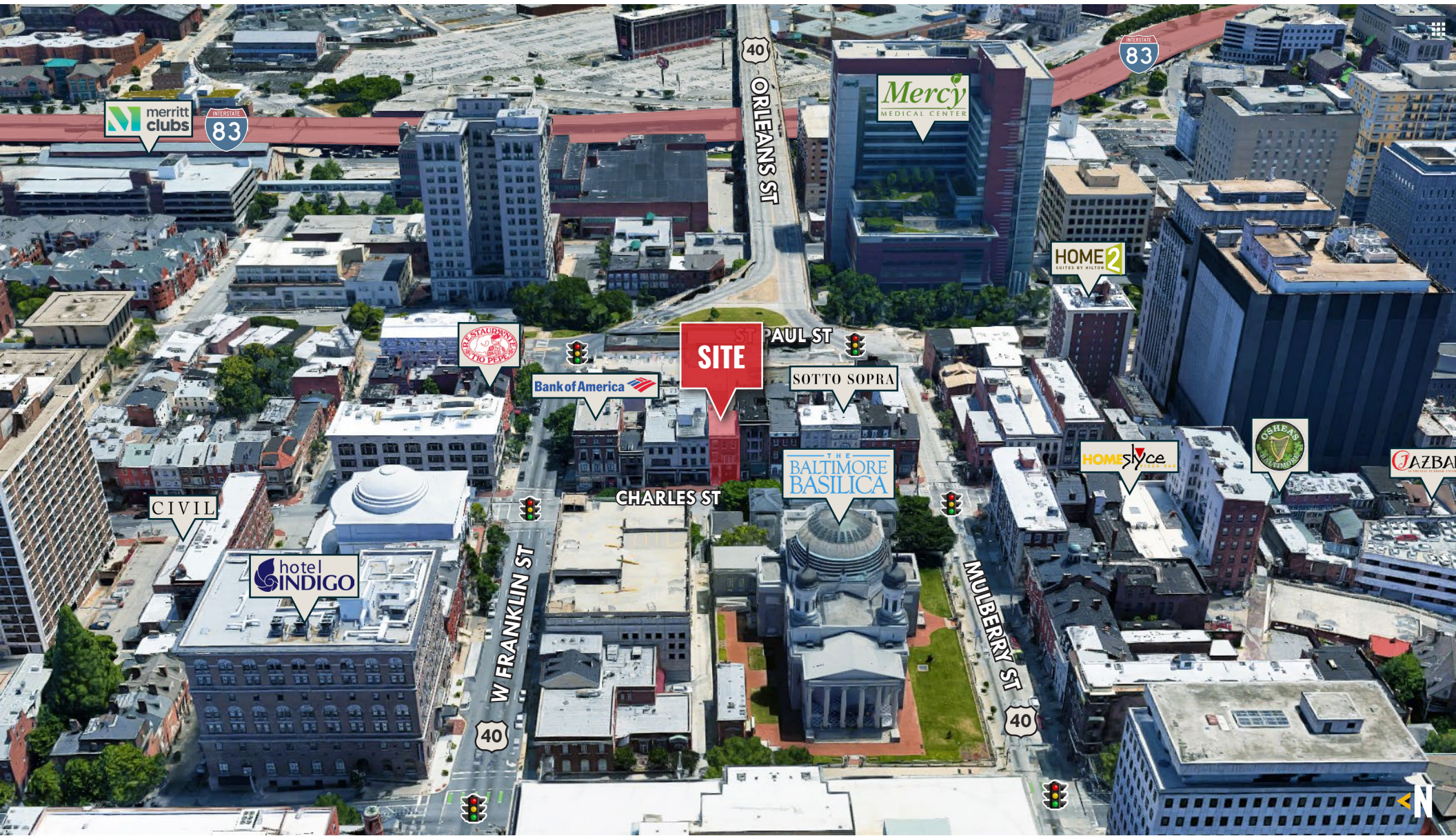
SALE/LEASE



Baltimore City, Maryland

BIRDSEYE

413 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



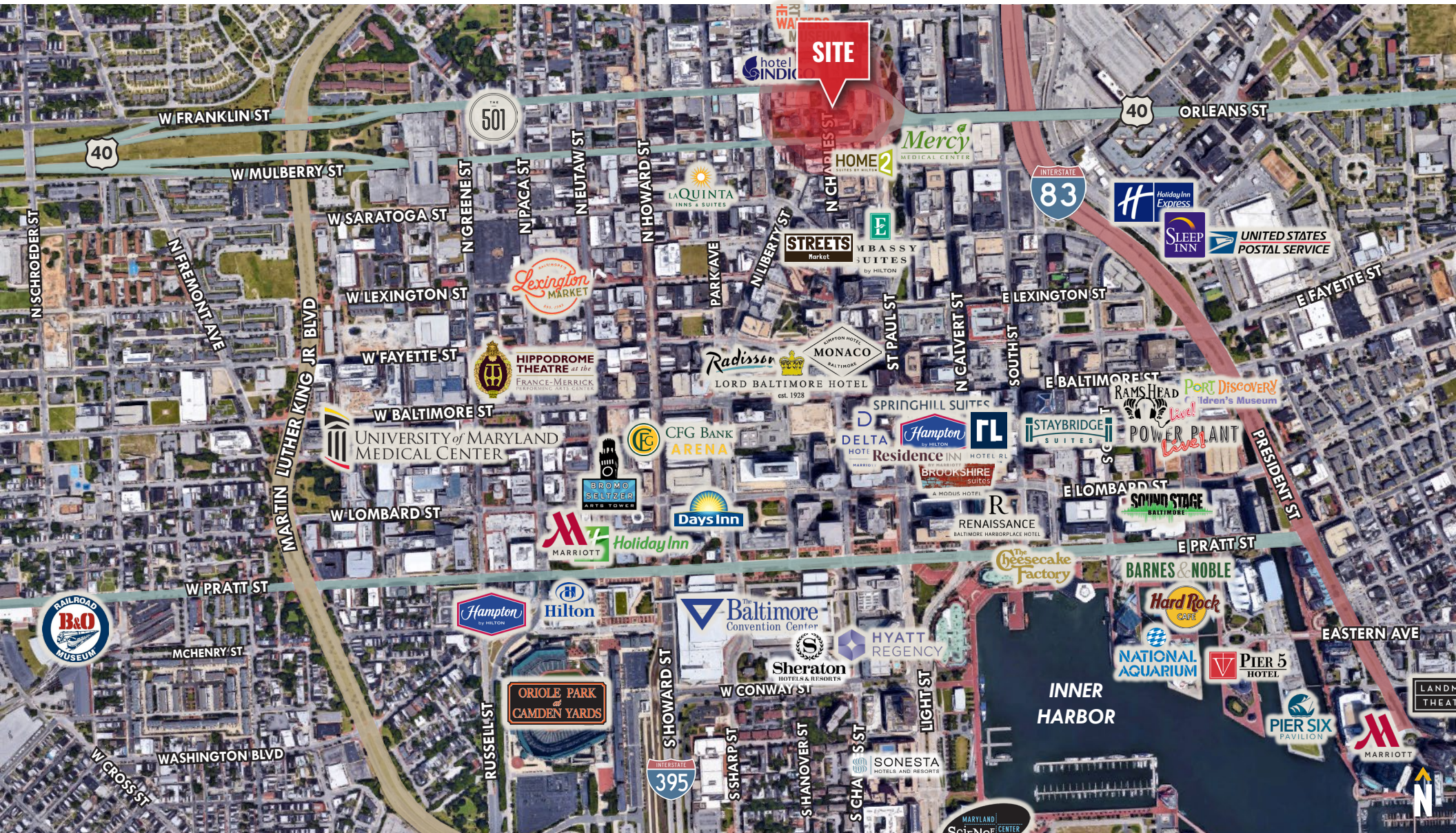
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TRADE AREA

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LOCATION / DEMOGRAPHICS (2022)

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FULL REPORT

RESIDENTIAL POPULATION 44,238 1 MILE 154,223 2 MILES 261,070 3 MILES	NUMBER OF HOUSEHOLDS 23,930 1 MILE 75,021 2 MILES 120,948 3 MILES	AVERAGE HH SIZE 1.69 1 MILE 1.98 2 MILES 2.08 3 MILES	MEDIAN AGE 33.1 1 MILE 34.8 2 MILES 34.9 3 MILES
AVERAGE HH INCOME \$81,547 1 MILE \$94,791 2 MILES \$95,246 3 MILES	EDUCATION (COLLEGE+) 65.2% 1 MILE 61.9% 2 MILES 60.1% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.4% 1 MILE 94.6% 2 MILES 94.5% 3 MILES	DAYTIME POPULATION 125,966 1 MILE 257,319 2 MILES 369,085 3 MILES

51% 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

15% 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

9% SOCIAL SECURITY SET
1 MILE

LEARN MORE

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
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