

FOR SALE

Baltimore City, Maryland

RETAIL/RESTAURANT SPACE: DOWNTOWN BALTIMORE

44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

AVAILABLE

5,950 sf ±

LOT SIZE

4,450 sf

ZONING

C-5 DC

TRAFFIC COUNT

32,974 AADT (E Lombard St)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ Iconic “Uncle Lee’s” restaurant building for sale
- ▶ Turn key restaurant with commercial kitchen
- ▶ Furniture and Class B Liquor Licence available
- ▶ Located in the heart of Downtown Baltimore’s Central Business District and 1 block from the Inner Harbor
- ▶ Tremendous corner exposure at South Street and East Lombard Street
- ▶ Downtown Baltimore daytime employees: 116,396



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 **MACKENZIE**
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FOR SALE

Baltimore City, Maryland

PROPERTY PHOTOS

UNCLE LEE'S RESTAURANT | 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202



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PROPERTY DESCRIPTION

UNCLE LEE'S RESTAURANT | 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

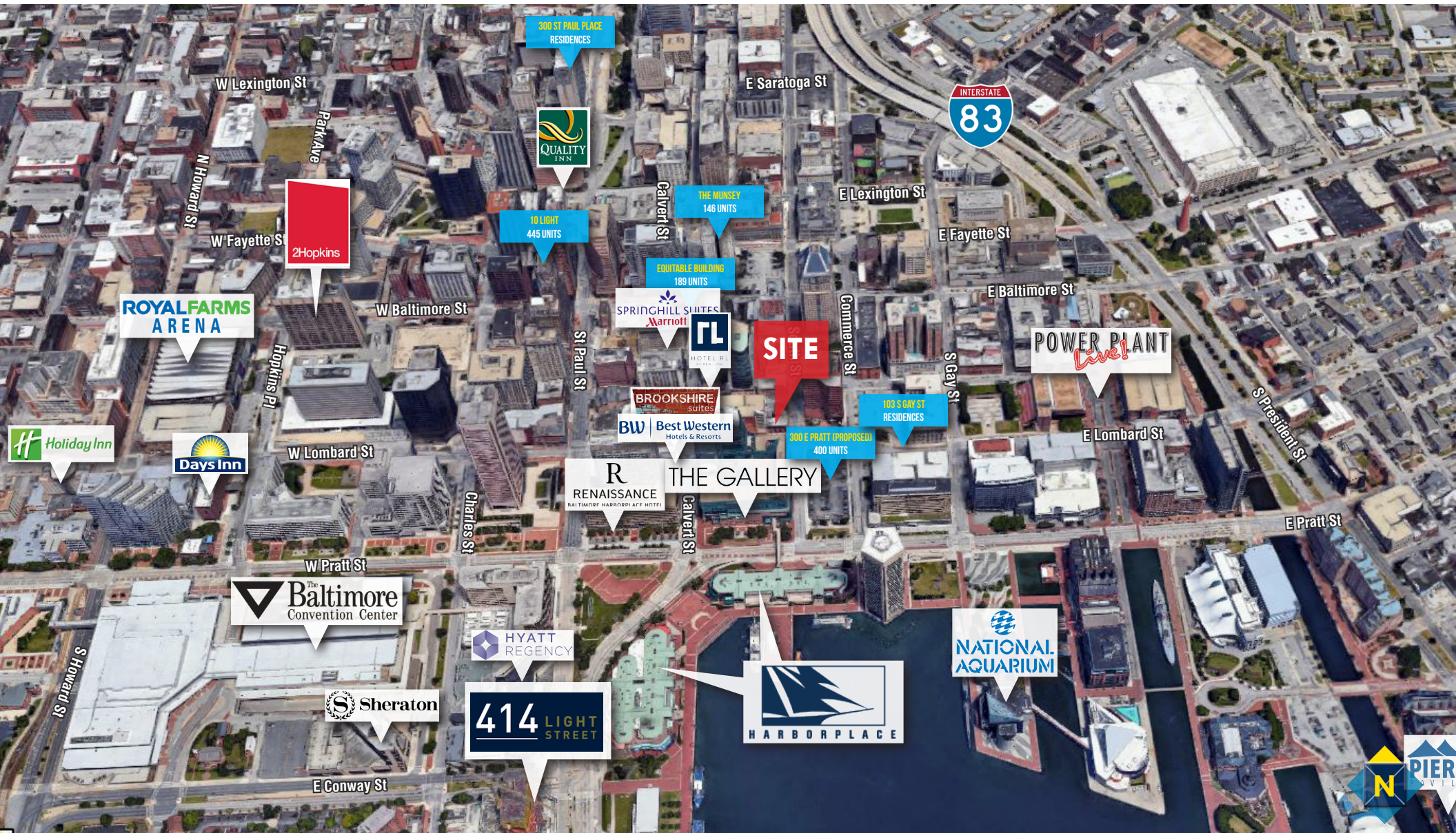
Address:	44 South Street Baltimore, Maryland 21202 Ward 04, Section 11, Block 0662, Lot 004
Zoning:	C-5DC, Commercial Downtown Core District, allows for retail, office, and residential.
Lot Size:	4,455 square feet, 82'9" x 53'10"
Building Size (All):	Approximately 5,958 square feet (not including the basement)
Floor Sizes:	1st - 3,925 ± square feet Mezz. - 1,636 ± square feet 3rd - 723 ± square feet
Year Built:	1905
Current Use:	Uncle Lee's Restaurant
2018-2019 Property Tax:	\$25,407.84
Comments:	<ul style="list-style-type: none">• 3 story masonry building• There is approximately 5,958 square feet of space in the building on the first, mezzanine, and third floor.• A full commercial kitchen, lower level freezers, and storage areas• There are 2 separate HVAC systems for the building• Furniture and Class B Liquor Licence available

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AERIAL

UNCLE LEE'S RESTAURANT 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202



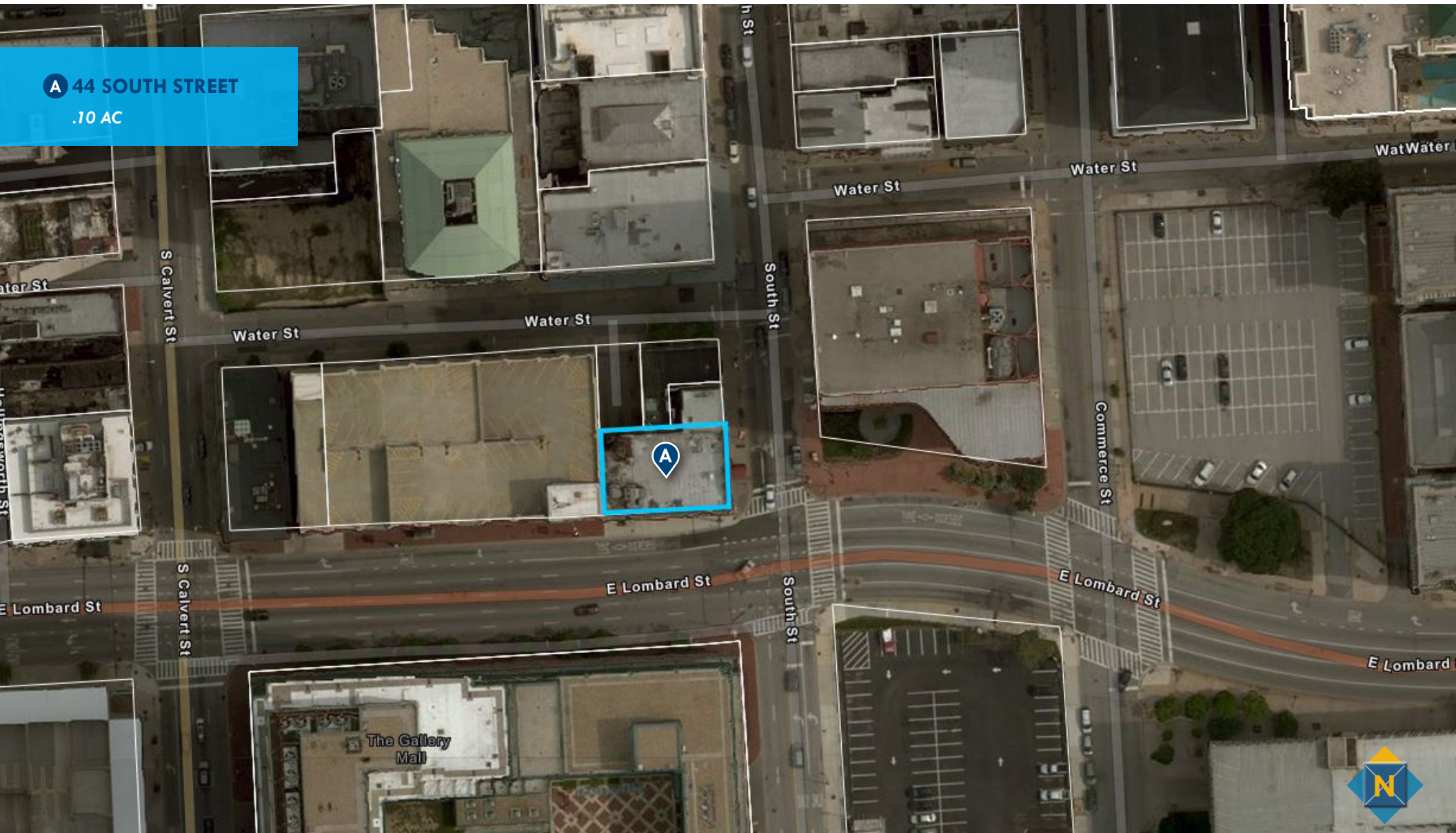
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PARCEL OUTLINE

UNCLE LEE'S RESTAURANT 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

A 44 SOUTH STREET
.10 AC



FOR SALE

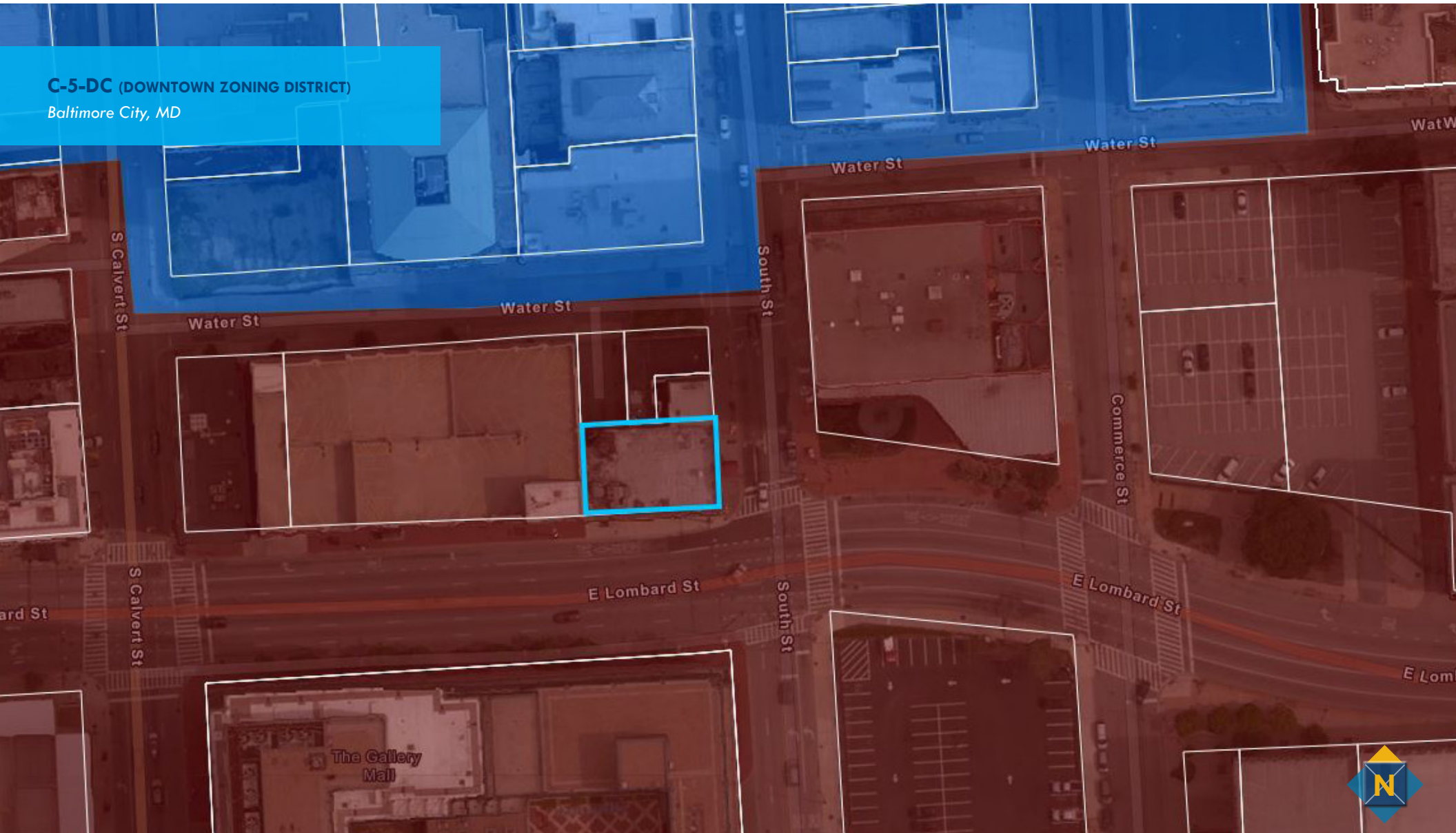
Baltimore City, Maryland

ZONING

UNCLE LEE'S RESTAURANT | 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

C-5-DC (DOWNTOWN ZONING DISTRICT)

Baltimore City, MD



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LOCATION / DEMOGRAPHICS

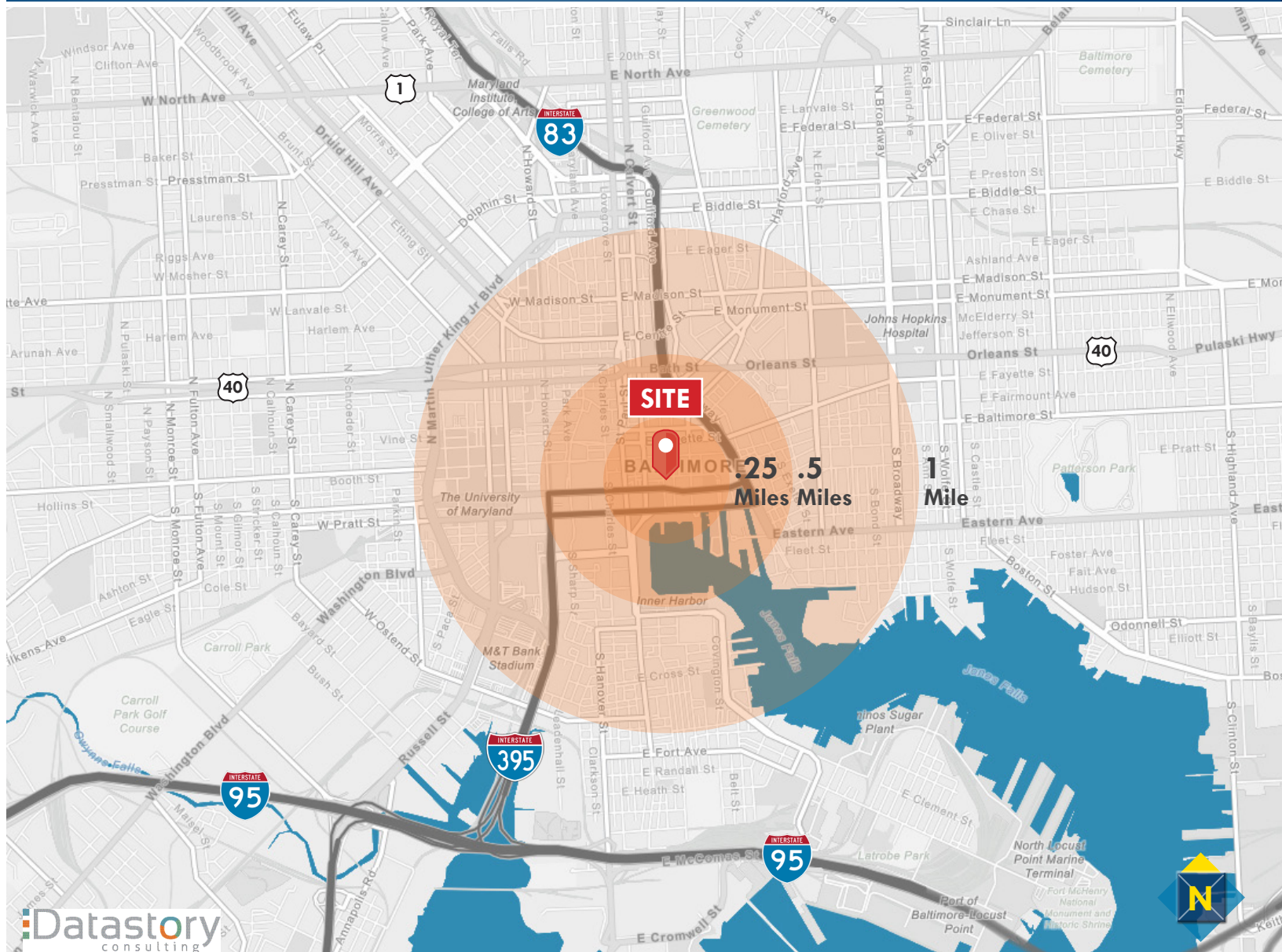
UNCLE LEE'S RESTAURANT 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

DEMOGRAPHICS

	.25 miles	.5 miles	1 mile
Population	618	6,999	40,931
Number of Households	397	3,762	18,919
Average Household Income	\$91,988	\$64,167	\$71,493
Daytime Employees	27,806	54,693	113,026

RETAIL EXPENDITURES

	.25 miles	.5 miles	1 mile
Furniture & Home	\$0.5M	\$3.4M	\$19.3M
Entertainment & Recreation	\$1.3M	\$8.9M	\$50.0M
Fashion & Clothing	\$1.0M	\$6.8M	\$38.6M
Food & Drink	\$1.6M	\$10.5M	\$59.0M



Datastory consulting

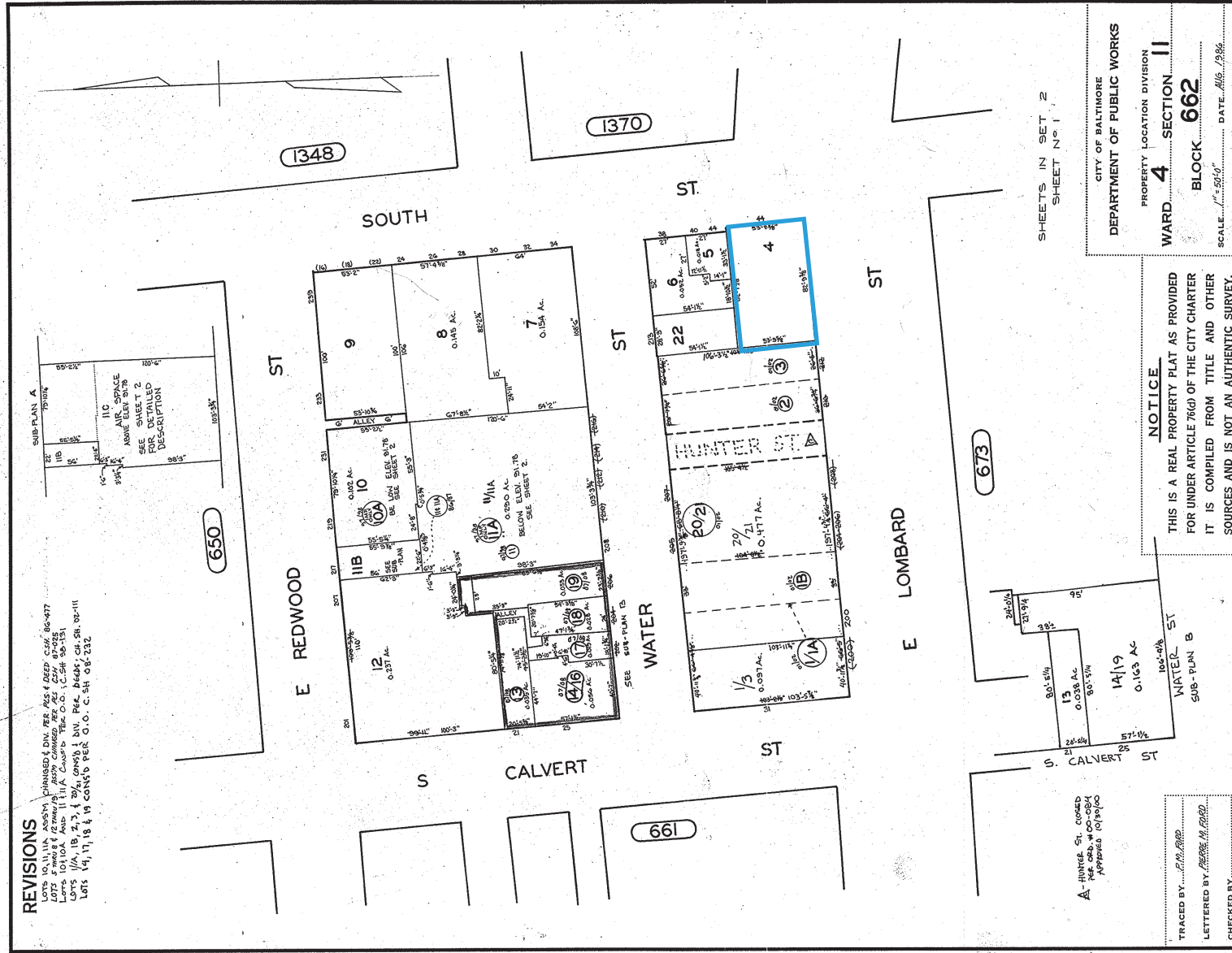
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SITE PLAN

UNCLE LEE'S RESTAURANT 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202



REVISIONS

- LOTS 10, 11A, 20/2, 20/1, 27/1, 27/2, 27/3, 27/4, 27/5, 27/6, 27/7, 27/8, 27/9, 27/10, 27/11, 27/12, 27/13, 27/14, 27/15, 27/16, 27/17, 27/18, 27/19, 27/20, 27/21, 27/22, 27/23, 27/24, 27/25, 27/26, 27/27, 27/28, 27/29, 27/30, 27/31, 27/32, 27/33, 27/34, 27/35, 27/36, 27/37, 27/38, 27/39, 27/40, 27/41, 27/42, 27/43, 27/44, 27/45, 27/46, 27/47, 27/48, 27/49, 27/50, 27/51, 27/52, 27/53, 27/54, 27/55, 27/56, 27/57, 27/58, 27/59, 27/60, 27/61, 27/62, 27/63, 27/64, 27/65, 27/66, 27/67, 27/68, 27/69, 27/70, 27/71, 27/72, 27/73, 27/74, 27/75, 27/76, 27/77, 27/78, 27/79, 27/80, 27/81, 27/82, 27/83, 27/84, 27/85, 27/86, 27/87, 27/88, 27/89, 27/90, 27/91, 27/92, 27/93, 27/94, 27/95, 27/96, 27/97, 27/98, 27/99, 27/100.

SHEETS IN SET 2
SHEET No. 1

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
PROPERTY LOCATION DIVISION
WARD 4 SECTION 11
BLOCK 662
SCALE: 1/4" = 1'-0"
DATE: AUG. 1986

NOTICE
THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(G) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

A - FINISHED ST. COVERED
REF. ORG. W. CO. 1980
APPROVED 10/10/80
TRACED BY: J. M. 10/80
LETTERED BY: J. M. 10/80
CHECKED BY: