

4810 Curtis Ave, Baltimore MD 21226

**TAVERN WITH PROPERTY FOR SALE**



**Listing Price: \$185,000.00**

- **Building Size: 2,488 SF**
- **Lot Size: 1,566 SF**
- **2 story building on corner of row**
- **Parking: Street**
- **Property / Business Breakdown**
  - **Business evaluated at \$ 75,000.00**
  - **Property evaluated at \$108,000.00**
- **1st floor has 1,244 SF / 2nd floor has 1,200 SF**
- **Second story apartment with 2 bdrms and private entrance. This can produce additional revenue if new owner wanted to rent it out.**
- **Basement (used for storage)**
- **Liquor License: 7 Day BWL w/ Package Goods**
- **Area in rear can be made into kitchen space.**

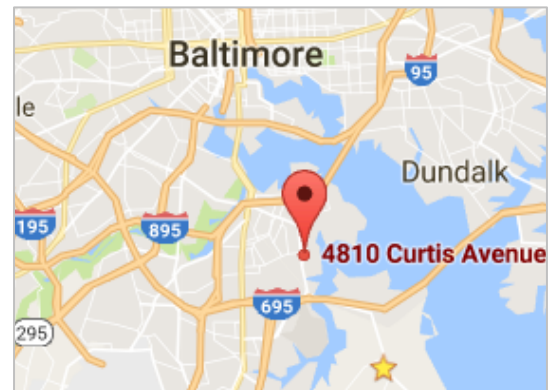
**DEMOGRAPHICS**

| Population             | 3 MILE | 5 MILE  |
|------------------------|--------|---------|
| 2016 Total Population: | 49,330 | 227,108 |
| Pop. Growth 2016-2021: | 2.05%  | 2.43%   |
| Average Age:           | 35.9   | 36.9    |

| Households               | 3 MILE   | 5 MILE    |
|--------------------------|----------|-----------|
| 2016 Total Households:   | 18,463   | 93,309    |
| Median Household Income: | \$48,204 | \$60,005. |
| Avg. Household Size:     | 2.6      | 2.4       |

**Area Map:**



**CONTACT:**

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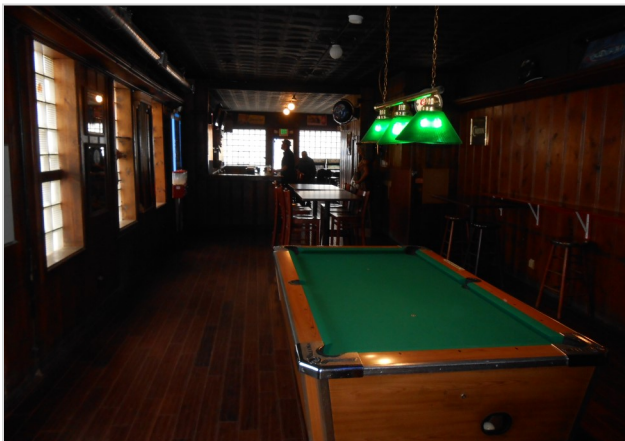


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**DISCLAIMER:** *The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.*

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