FOR SALE

Baltimore City, Maryland

TURN-KEY LITTLE ITALY RESTAURANT

306 S. HIGH STREET
Baltimore, MD 21202

Henry Deford | Vice President

410-494-4861  hdeford@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com
**FOR SALE**
Baltimore City, Maryland

**BUILDING SIZE**
8,666 sf ±
» (3 stories above grade + finished basement with storage)

**ZONING**
C-1 (Neighborhood Business District)

**YEAR BUILT**
1920 (New Interior Construction 1998)

**SALE PRICE**
$1,295,000

**HIGHLIGHTS**
► Sale includes all Furniture, Fixtures, Equipment, and a Class “D” Tavern Beer & Wine Liquor License (6AM-2AM)
► Restaurant occupies the 1st & 2nd levels, and 3rd level contains a 1 bed/1 bath luxury owners apartment
► Layout consists of multiple separate dining rooms, bars and event spaces
► Outstanding Little Italy neighborhood location only steps from Harbor East & Inner Harbor
► Seats approx. 180 customers

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**STREET VIEW**

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306 S. HIGH STREET | BALTIMORE, MARYLAND 21202

INTERIOR PHOTOS

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### Location / Demographics (2021)

**306 S. HIGH STREET | BALTIMORE, MARYLAND 21202**

<table>
<thead>
<tr>
<th>Location</th>
<th>Population</th>
<th>Households</th>
<th>HH Size</th>
<th>HH Income</th>
<th>Age</th>
<th>Retirements</th>
<th>Employment</th>
<th>City Commons</th>
<th>Laptops and Lattes</th>
<th>Residential</th>
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**For Sale**

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**RESIDENTIAL POPULATION**

- 306 S. HIGH STREET | BALTIMORE, MARYLAND 21202

**Mediation Age**

- 34.5

**Median HH Income**

- $40,800

**1 Mile**

- 17%

**Laptops and Lattes**

- 1 MILE

**American Laptop Company**

- 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

**Laptop and Lattes**

- 1 MILE

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