

RESTAURANT/BAR FOR SALE/LEASE

413 N. CHARLES STREET
BALTIMORE, MARYLAND 21201



Henry Deford | *Vice President*

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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

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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

\$899,000



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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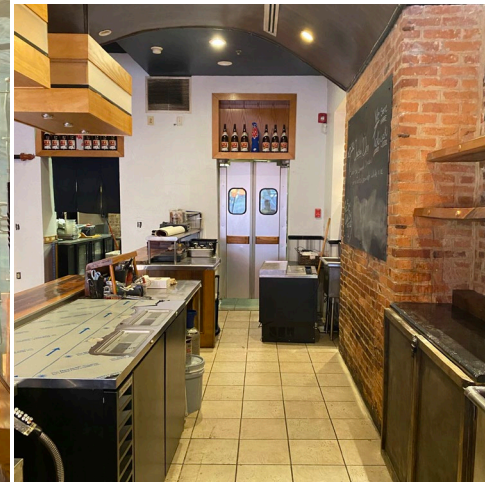
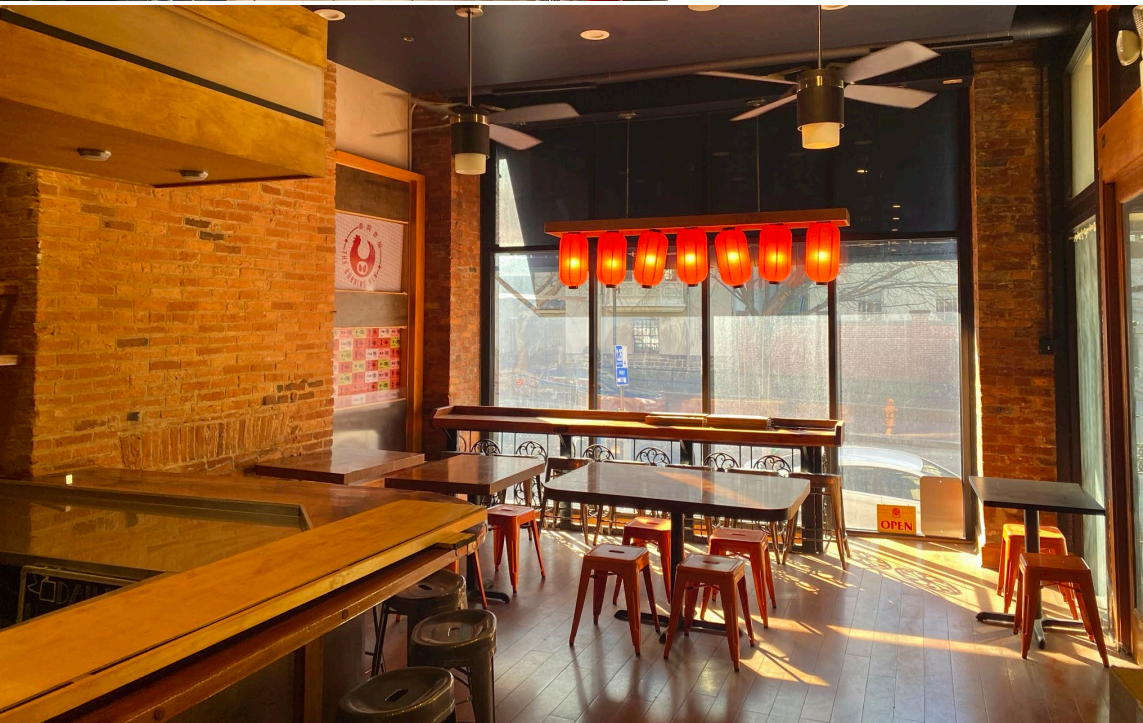
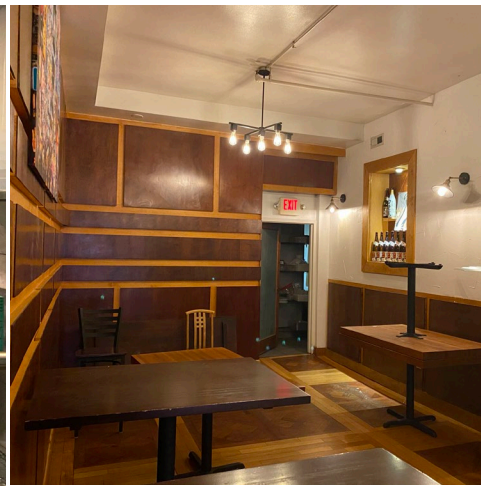
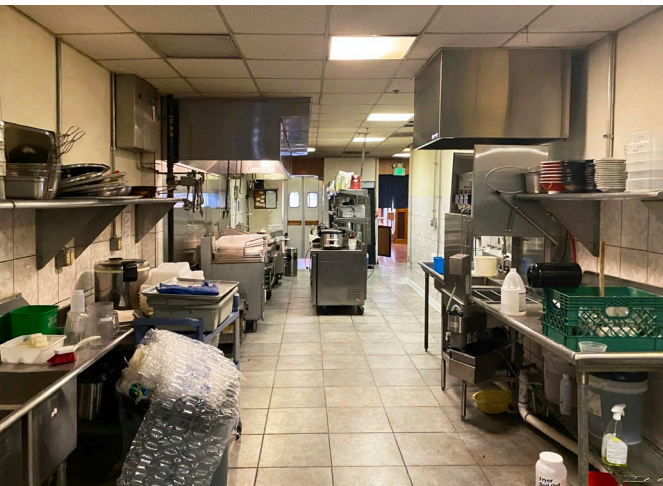
SALE/LEASE



Baltimore City, Maryland

INTERIOR PHOTOS

413 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



SALE/LEASE

Baltimore City, Maryland

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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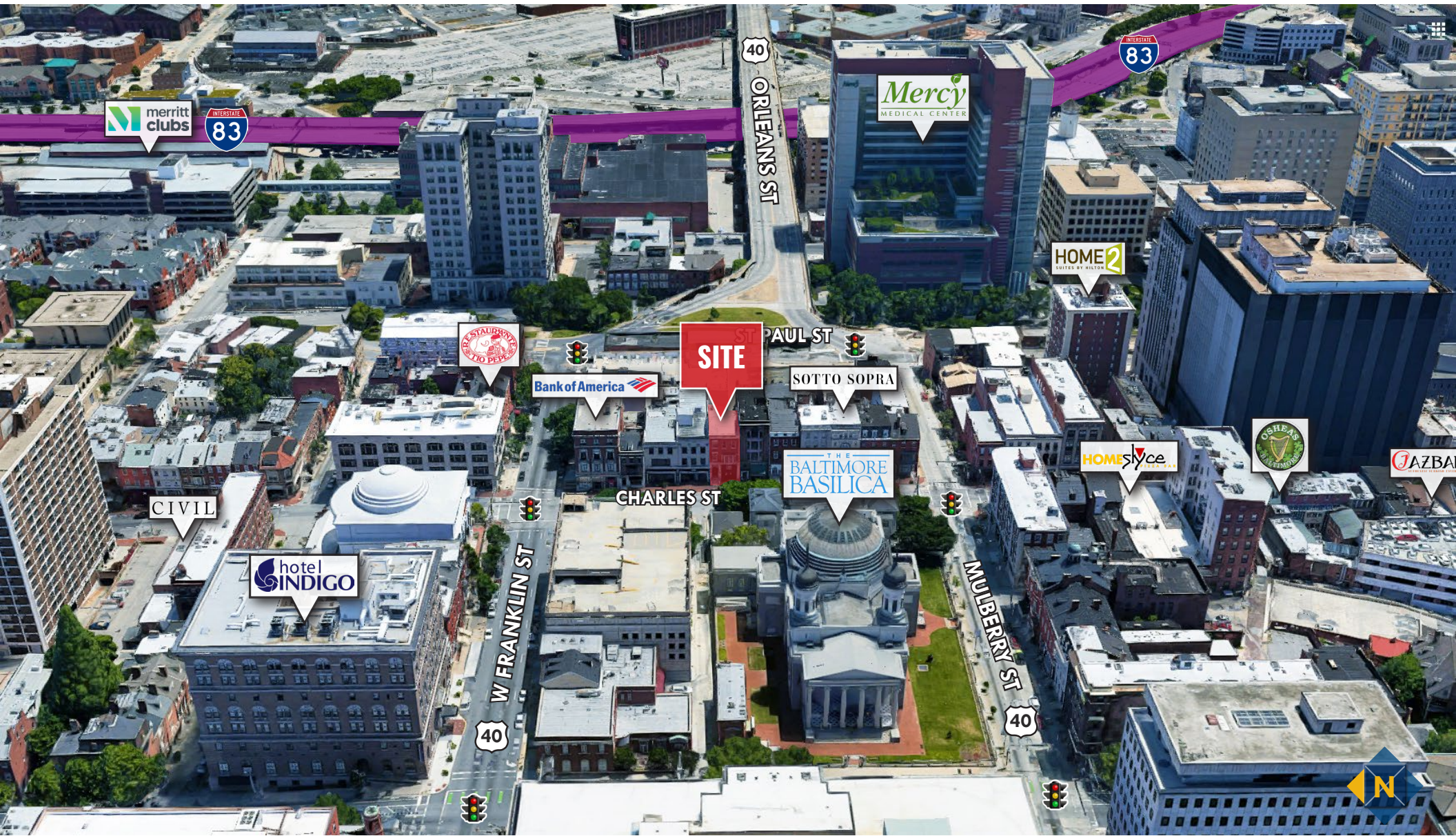
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SALE/LEASE

Baltimore City, Maryland

BIRDSEYE

413 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



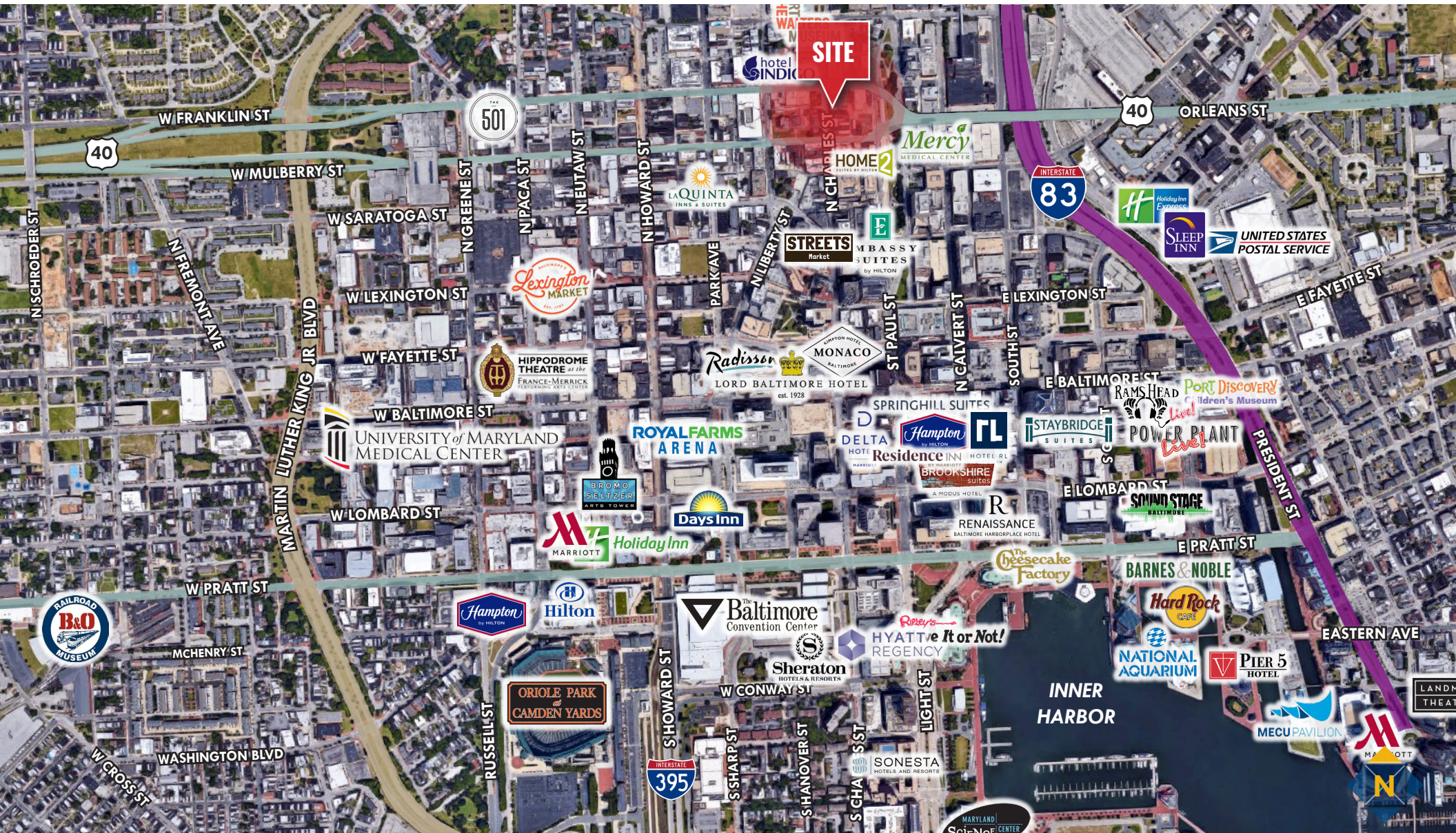
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TRADE AREA

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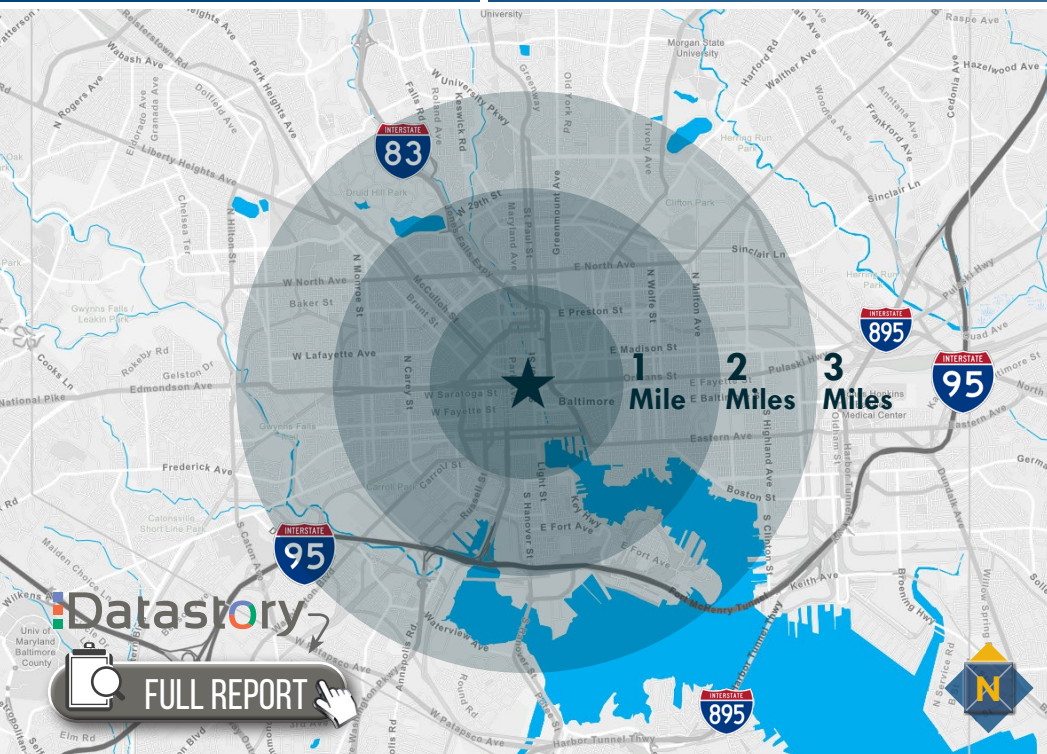
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SALE/LEASE

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LOCATION / DEMOGRAPHICS (2020)

413 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



Datastory

FULL REPORT

50%
METRO RENTERS
1 MILE

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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

17%
CITY COMMONS
1 MILE

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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

8%
SOCIAL SECURITY SET
1 MILE

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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%
COLLEGE TOWNS
1 MILE

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These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

RESIDENTIAL POPULATION

47,707
1 MILE

167,701
2 MILES

283,379
3 MILES

NUMBER OF HOUSEHOLDS

22,418
1 MILE

73,337
2 MILES

119,437
3 MILES

AVERAGE HH SIZE

1.75
1 MILE

2.13
2 MILES

2.24
3 MILES

MEDIAN AGE

33.1
1 MILE

34.5
2 MILES

34.7
3 MILES

AVERAGE HH INCOME

\$70,128
1 MILE

\$79,805
2 MILES

\$80,212
3 MILES

EDUCATION (COLLEGE+)

61.9%
1 MILE

60.1%
2 MILES

58.9%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

88.0%
1 MILE

87.0%
2 MILES

87.1%
3 MILES

DAYTIME POPULATION

102,740
1 MILE

239,339
2 MILES

354,598
3 MILES