

## **Offering Memorandum**

### **BIG FALLS INN**

11818 Philadelphia Road

White Marsh, Maryland 21162

Offered at: \$1,125,000

#### **Presented by:**

#### **The Entrusted Group of Keller Williams**

231 Najoles Road

Millersville, MD 21108

Phone: 410.729.7700/443.752.7075

Email: [ccarroll@kw.com](mailto:ccarroll@kw.com)

Website: <https://theentrustedgroup.kw.com/>

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### **Executive Summary**

The Entrusted Group proudly presents a rare opportunity to acquire a fully operational and well-equipped restaurant and entertainment venue located in White Marsh, Maryland.

Known as **Big Falls Inn**, this property includes a thriving bar, commercial kitchen, multiple event pavilions, and significant outdoor space. With the current owner retiring, the property, equipment, and Class B Liquor License are being offered together as a complete turn-key package.

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### **Property Overview**

- **Business Name:** Big Falls Inn
- **Location:** 11818 Philadelphia Road, White Marsh, MD 21162
- **Price:** \$1,125,000
- **Zoning:** Commercial
- **Liquor License:** 7-Day Class B Beer, Wine, and Liquor (subject to Baltimore County Board of Liquor License Commission approval)
- **Parking:** 58 paved spaces plus auxiliary areas for 20 to 30 more vehicles

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## Features and Amenities

### Main Bar Area

- High-top bar with stools and tables
- Pool tables
- Manitowoc ice machine
- Clover point-of-sale system
- Ava Valley wine cooler and juicer
- Avantco beer coolers and small refrigeration units
- Ice bins, glasses, and commercial sinks



## Commercial Kitchen

- Multiple Avantco refrigerators
- Slicer, Ninja fryer, and Avantco fryers
- Vulcan gas stove and grill
- Electric oven and sandwich prep station
- Panini maker and food prep scales



### **Interior and Storage**

- Upstairs office and full bathroom
- Lower-level unfinished basement with hot water heater and laundry hookups
- Oil radiant heating and central air conditioning
- Connected to public water and sewer

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### **Outdoor Entertainment and Event Spaces**

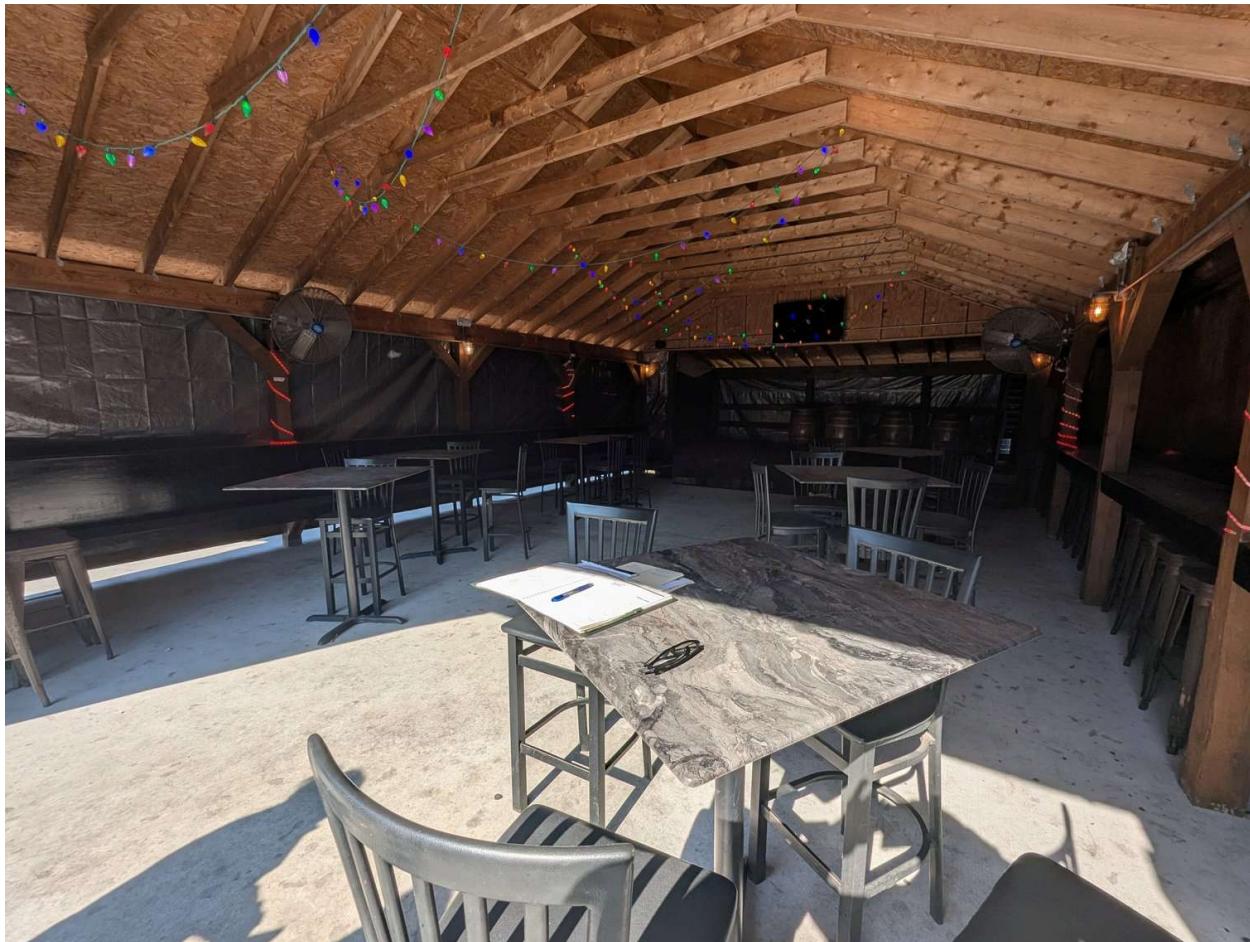
#### **Beef Pit Pavilion**

- Half bathroom
- Commercial sink and fire suppression system

- Beef pit cooker
- Three-section cold box with glass doors
- Electric space heaters

### **Entertainment Pavilion**

- Covered and open-air seating
- Currently used for live music and private events
- Excellent opportunity for weddings, parties, and seasonal events



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### **Equipment and Licensing**

All fixtures and commercial kitchen equipment are included in the sale. Please note that the juke box and ATM machine are excluded. Transfer of the liquor license is the responsibility of the purchaser and cannot delay settlement.

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## Investment Highlights

- Turn-key business with real estate
- Fully equipped with functioning commercial kitchen and bar
- Ideal for owner-operator or investor
- Strong location with established reputation
- Ample parking and versatile indoor-outdoor setup



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## **Contact Information**

For more information or to schedule a private showing, contact:

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