

Exclusively Represented For Sale

Offering Memorandum



\$1,750,000

Heritage 485, 485 Main Street, Prince Frederick, MD 20678



The Restaurant Broker
www.therestaurantbroker.com

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Listing Memorandum for

Heritage 485
485 Main Street, Prince Frederick, MD 20678

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485

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Property Overview

INVESTMENT OPPORTUNITY

Turnkey & Fully Equipped – No downtime, start operating immediately.

Prime Downtown Location – High foot traffic & easy accessibility right off of MD-4.

Modern Upgrades + Historic Charm – Built in 1891, beautifully renovated.

Multiple Revenue Streams – Full-service restaurant and bar private events, catering, and expansion potential.

All Furniture & Fixtures Included.

Expansion Ready – Private dining space upstairs + potential for outdoor seating.

- **Asking Price:** \$1,750,000
- **2024 Gross Sales:** \$1.5 million
- **2024 Market Appraisal for the property (without business):** \$1,300,00
- **Building/Lot Size:** 5,107 SF | **Lot Size:** 0.18 Acres
- **Total Seating:** 89 Guests (Inside)
- **Liquor License:** Class B On Sale Beer, Wine & Liquor (6 AM- 12 AM, 7 Days a Week)
- **A one-of-a-kind opportunity to own a fully equipped, historic restaurant in the heart of Prince Frederick!**

PROPERTY HIGHLIGHTS

LOCATION & EXTERIOR:

- Centrally located in Prince Frederick's business district – Surrounded by shops, businesses, and attractions.
- Recently renovated, historic Queen Anne-style building.
- Outdoor event & patio seating potential – Room to expand outdoor dining.
- Street & nearby parking available.
- New roof was just installed



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INTERIOR LAYOUT & FEATURES:

Three Beautiful Dining Spaces:

- Main Dining Room: Seats 28 – Open, well-lit, and inviting.
- Private Dining Room: Seats 16 – Perfect for intimate events or VIP guests.
- Bar Area: Seats 28, plus 12 barstools – Includes a 6-tap kegerator draft system & large TV.

Elegant Atmosphere with Modern Touches:

- Hardwood floors & ornate wood trim maintain historic charm.
- Multiple electric fireplaces create a warm, cozy environment.
- Large windows provide natural light.
- Stunning chandeliers add elegance.

Technology & Security:

- Advanced sound system for music & events.
- Full security system installed.
- Toast POS System (2 stations) for efficient order processing.

2 Restrooms – Conveniently located for guests.

FULLY EQUIPPED COMMERCIAL KITCHEN

High-End Stainless-Steel Equipment Includes:

- Large Walk-In Refrigerator & Two-Door Reach-In Refrigerator
- Two-Door Reach-In Freezer
- 16-Foot Grease Hood & Exterior Grease Trap
- Double-Stacked Convection Ovens
- Two 2-Basket Fryers
- 10-Burner Stove & Flat-Top Grill, Ice Machine & Mixer



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Property Overview

EXPANSION & REVENUE GROWTH POTENTIAL

- ❑ SECOND FLOOR – PRIVATE EVENT SPACE OPPORTUNITY
 - Currently used for office & storage but can be converted into private dining.
 - Seats 30 guests, includes 2 large offices, dry storage & a 2-door freezer.
- ❑ LOCAL MARKET ADVANTAGE
 - Prince Frederick is a growing commercial hub with high demand for dining & events.
 - Surrounded by local businesses, shopping centers, and entertainment venues.
- ❑ A prime opportunity to maximize revenue & customer base!

RICH HISTORY & ARCHITECTURAL SIGNIFICANCE

A Landmark with Over 130 Years of History

- Built in 1891 as "Old Field", originally home to Judge John Parran Briscoe.
- Later it became Calvert County's only physician's office for 14 years.
- Transformed into Old Field Inn (1984), a fine dining destination.
- Maintains original wood siding, corbeled chimneys, & a historic staircase.

Own a piece of history while operating a thriving business!



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Maps

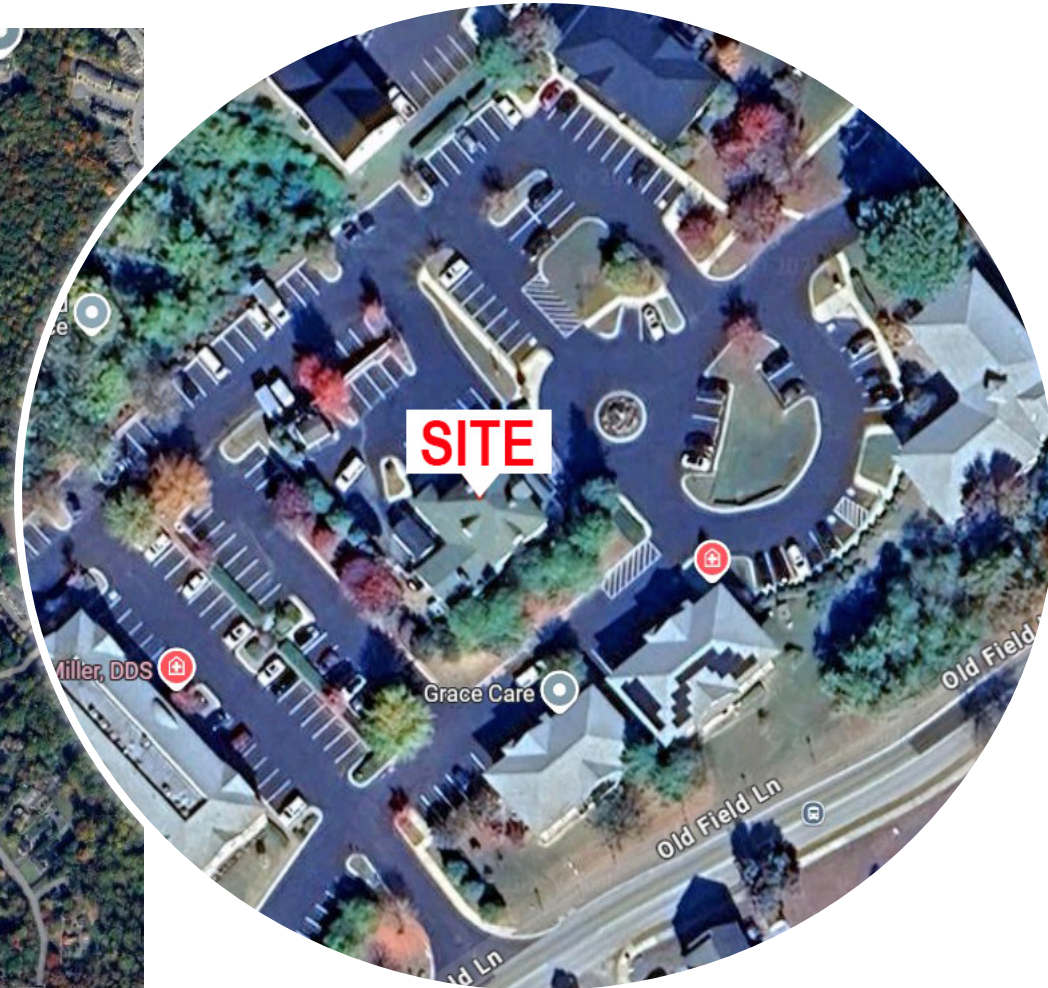


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Aerials

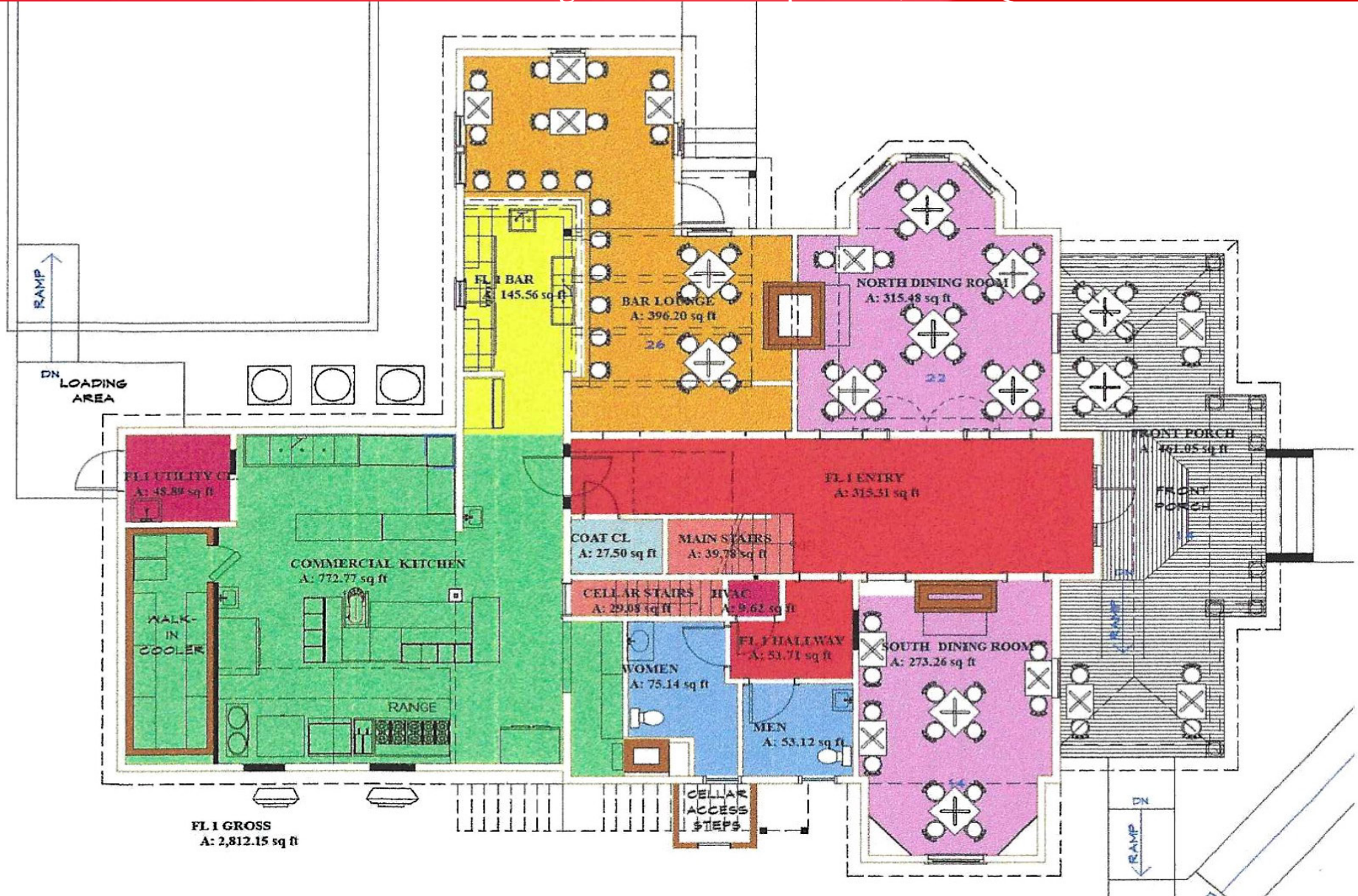


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Floor Plans - Total Square Footage of Property - 5,098 SQ . FT.

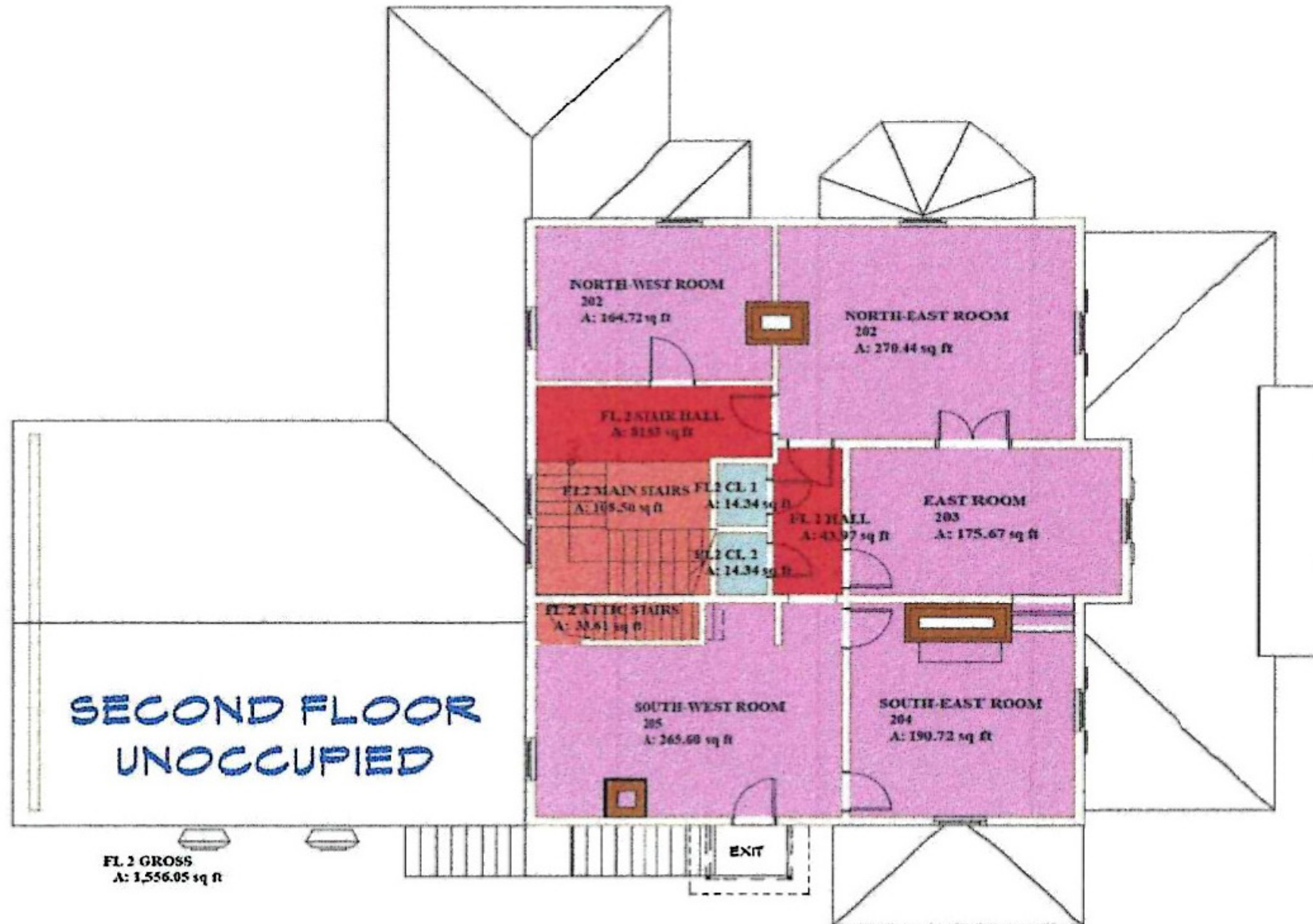
First Floor Main Dining and Kitchen Space - 2,812 SQ. FT.



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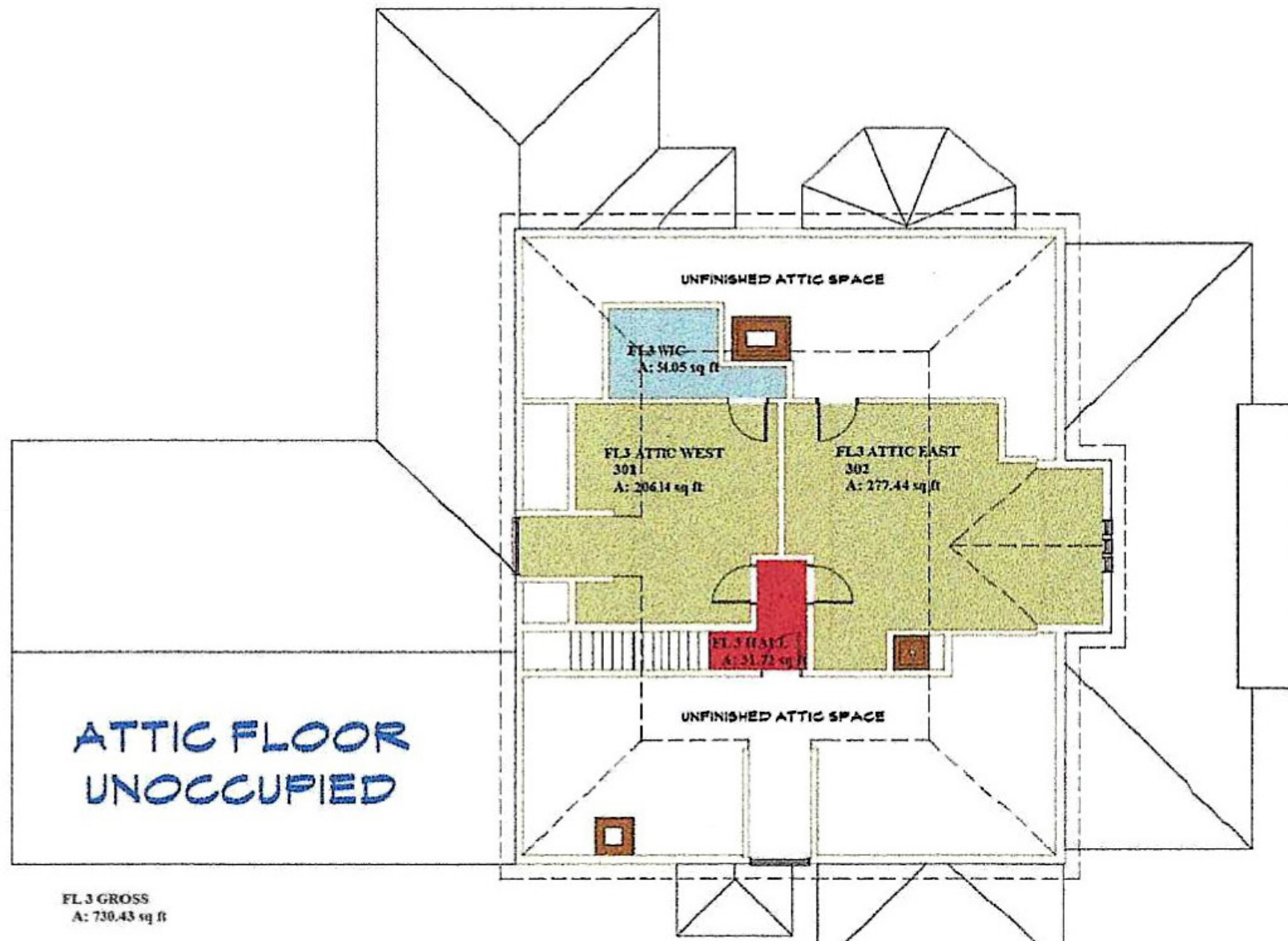
Floor Plans- 2nd Floor Unoccupied



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Floor Plans - Attic Floor Unoccupied



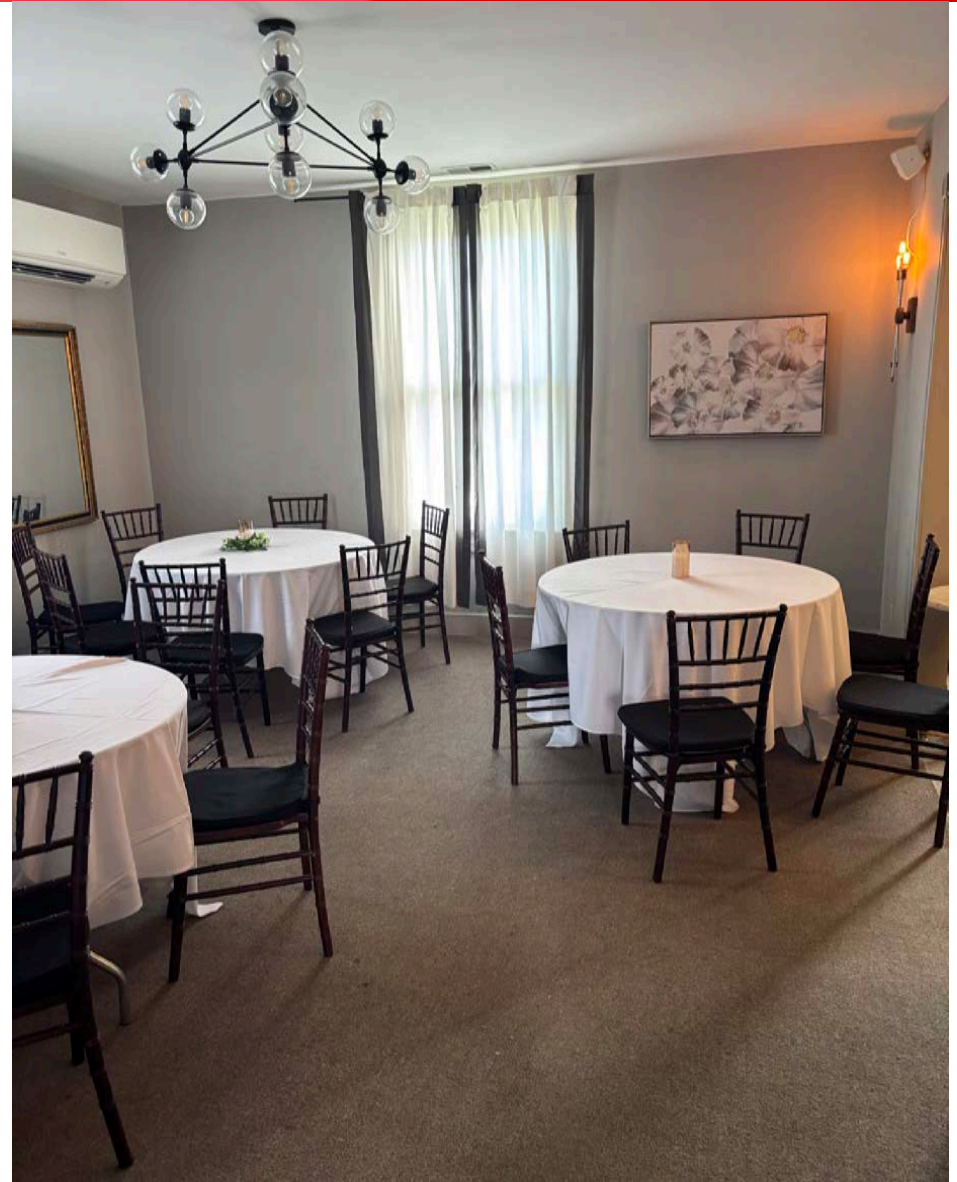
FL 3 GROSS
A: 730.43 sq ft

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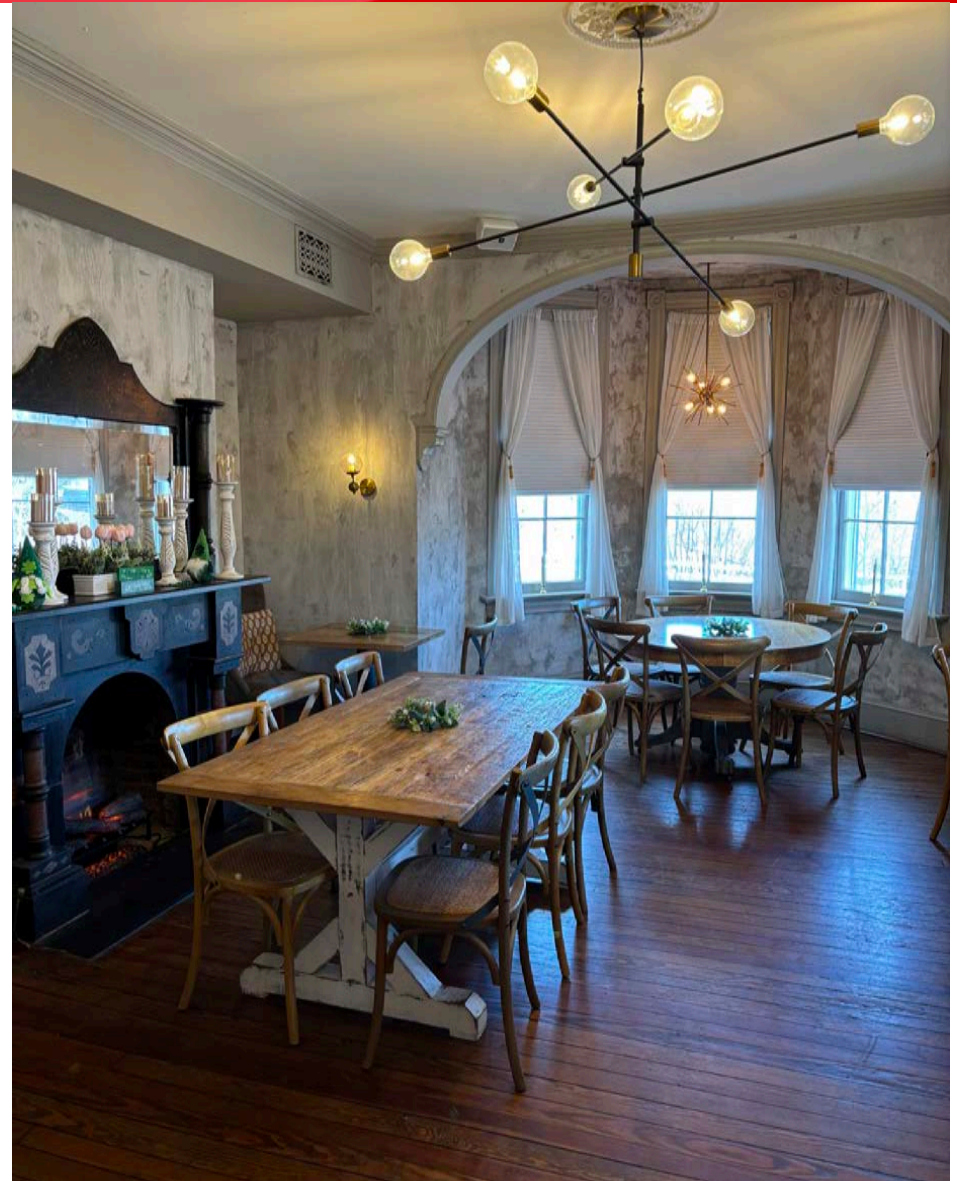


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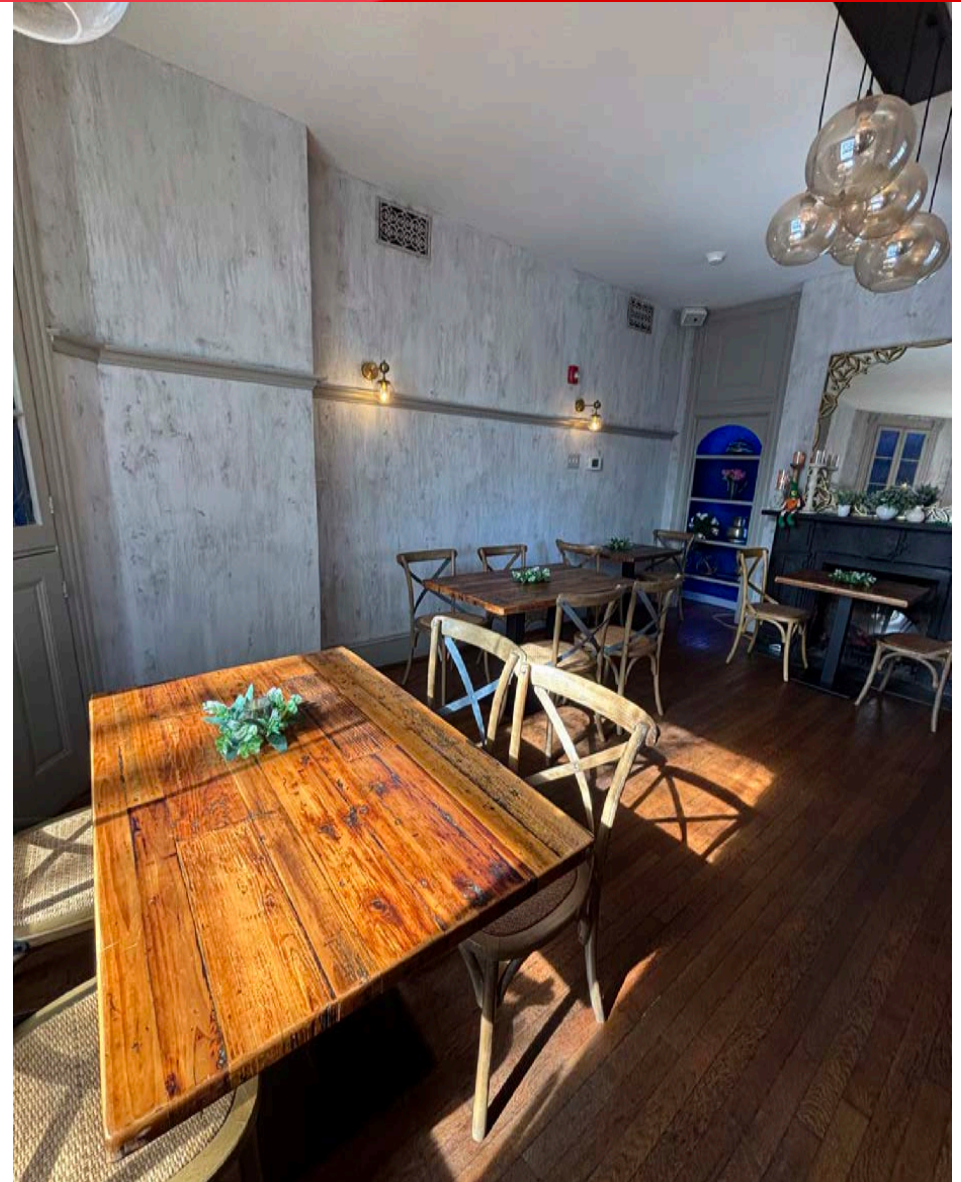


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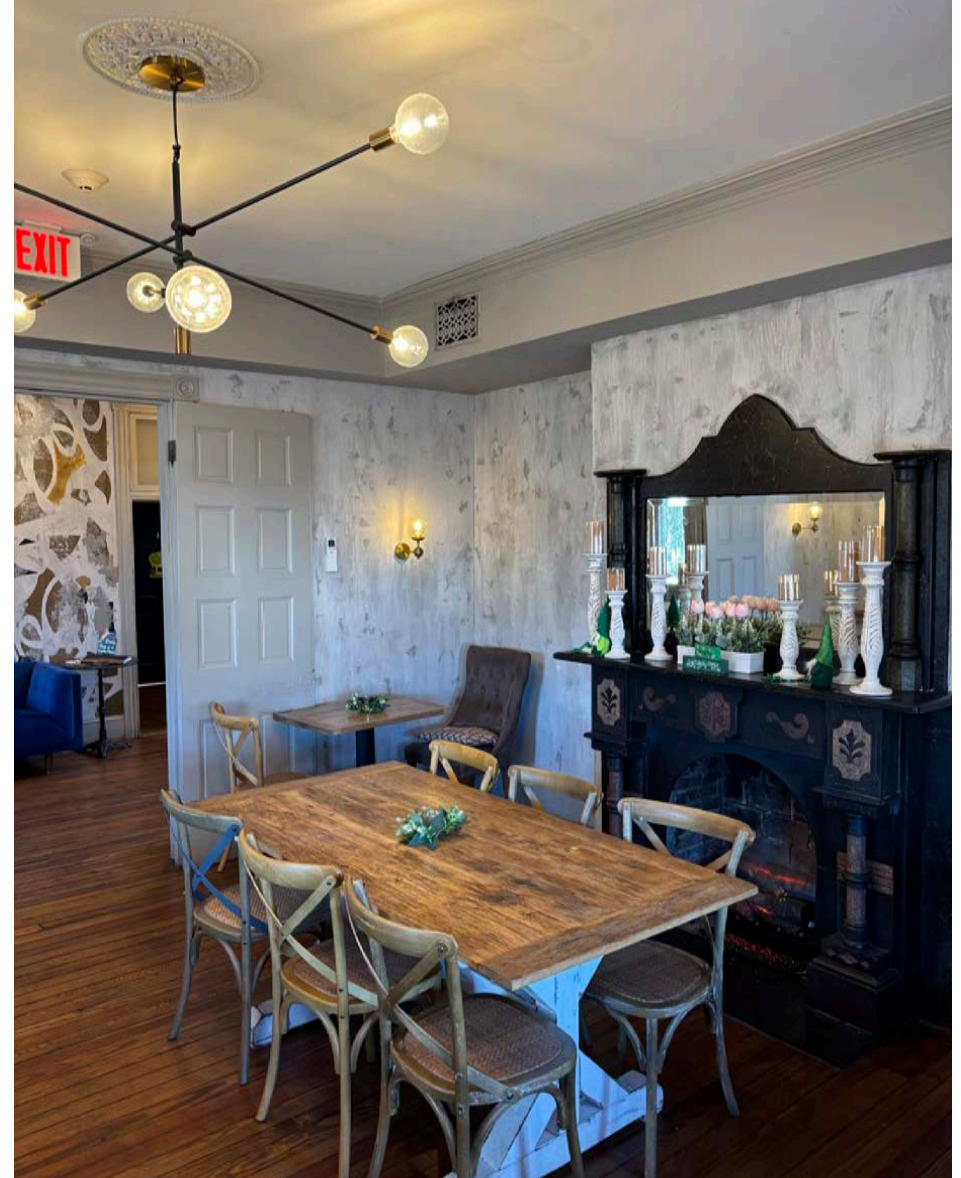


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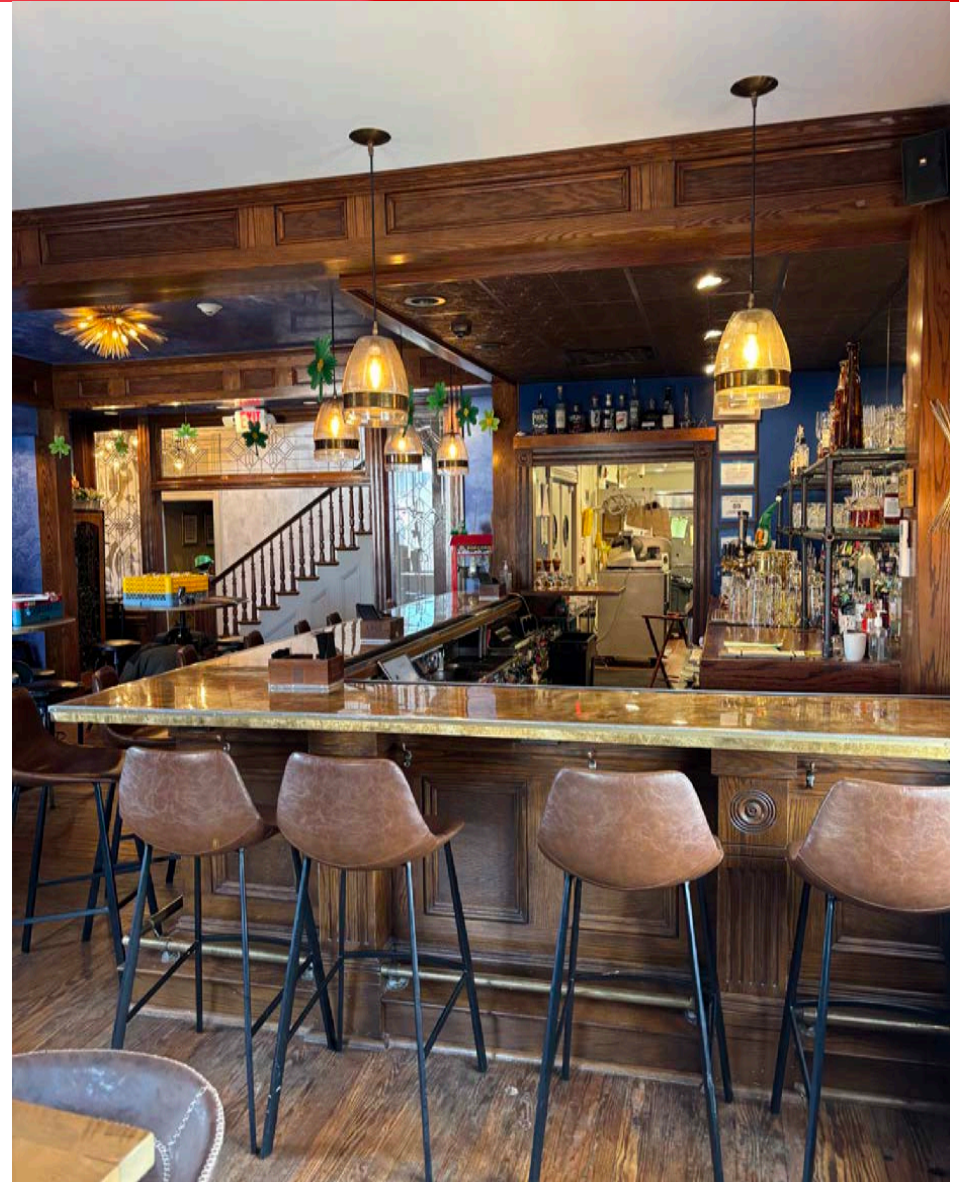


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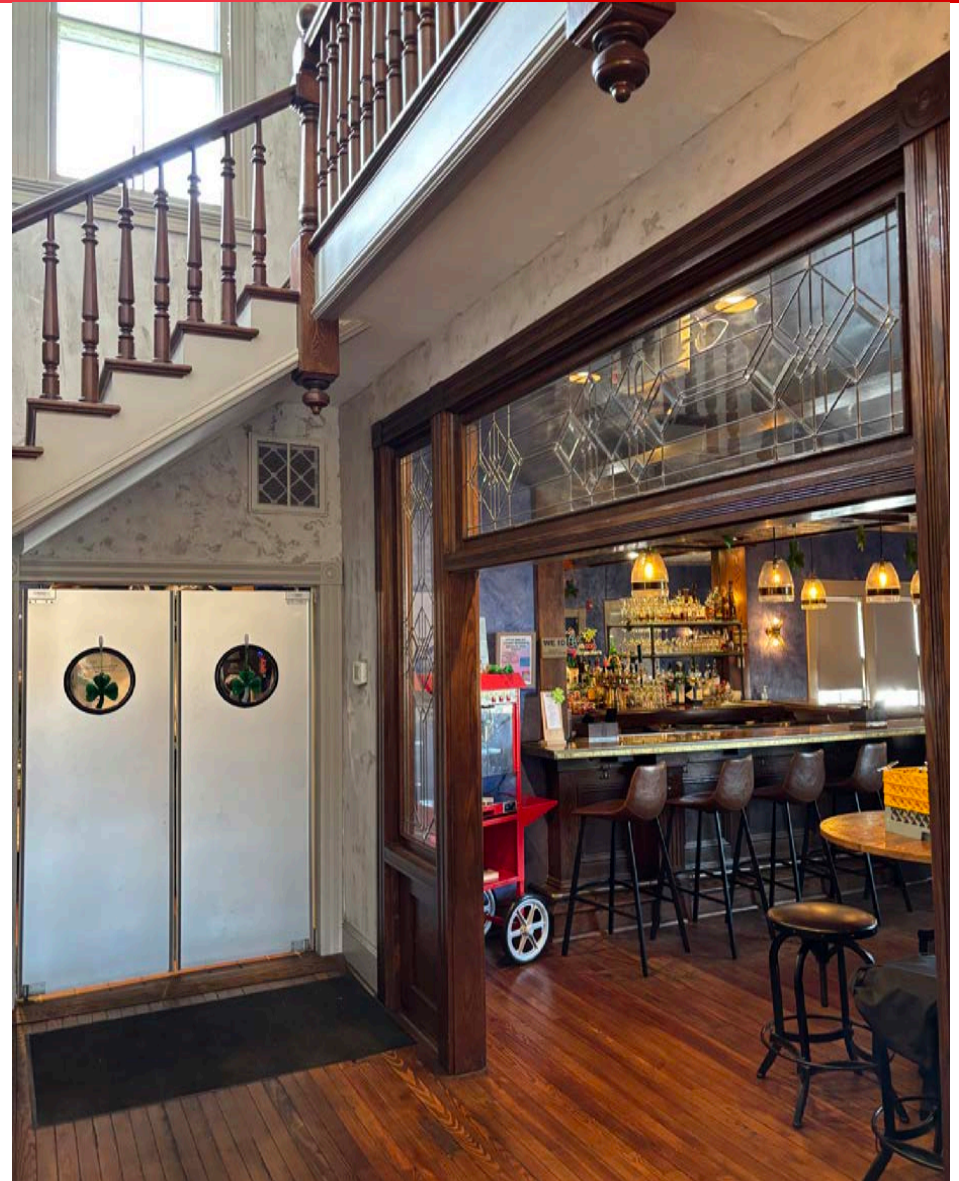


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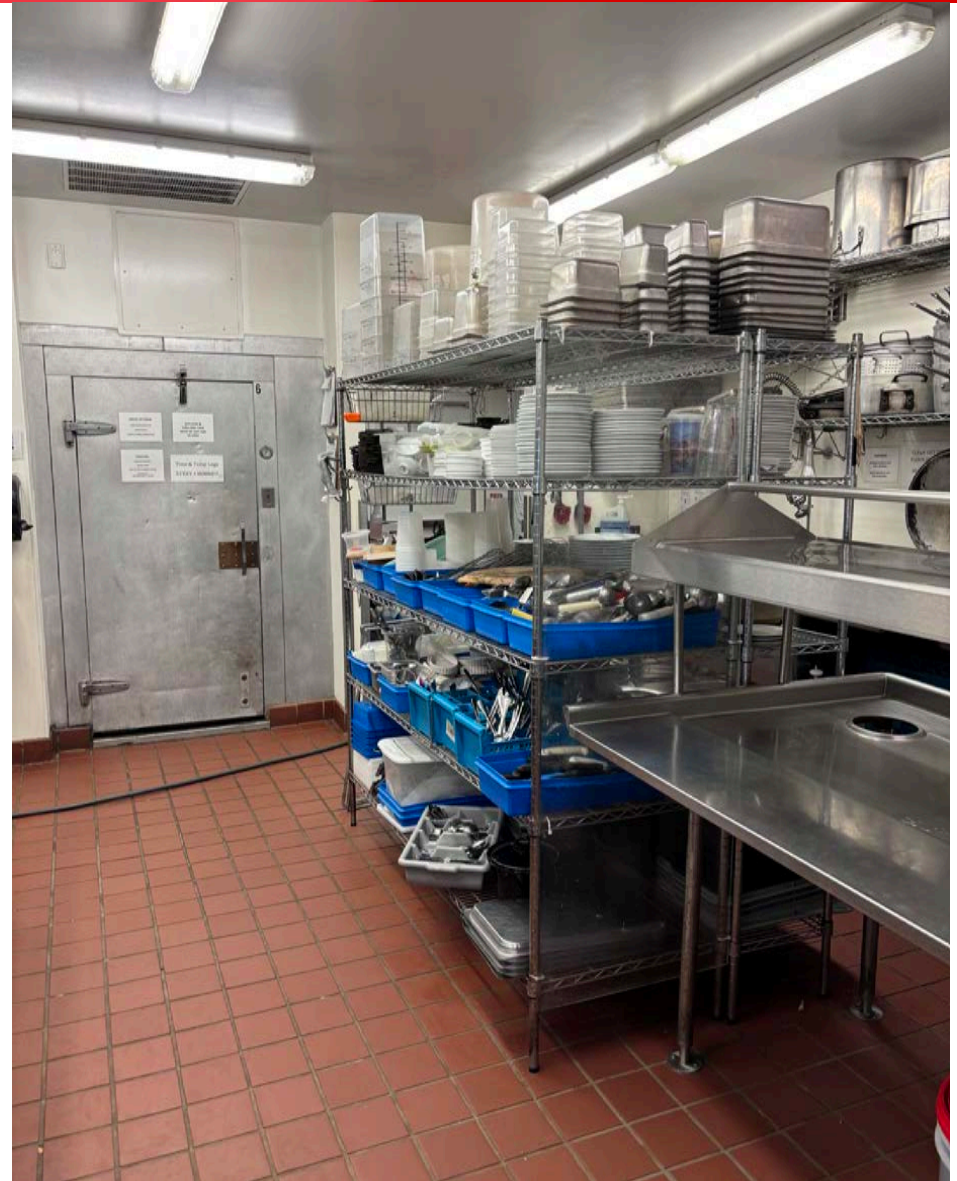


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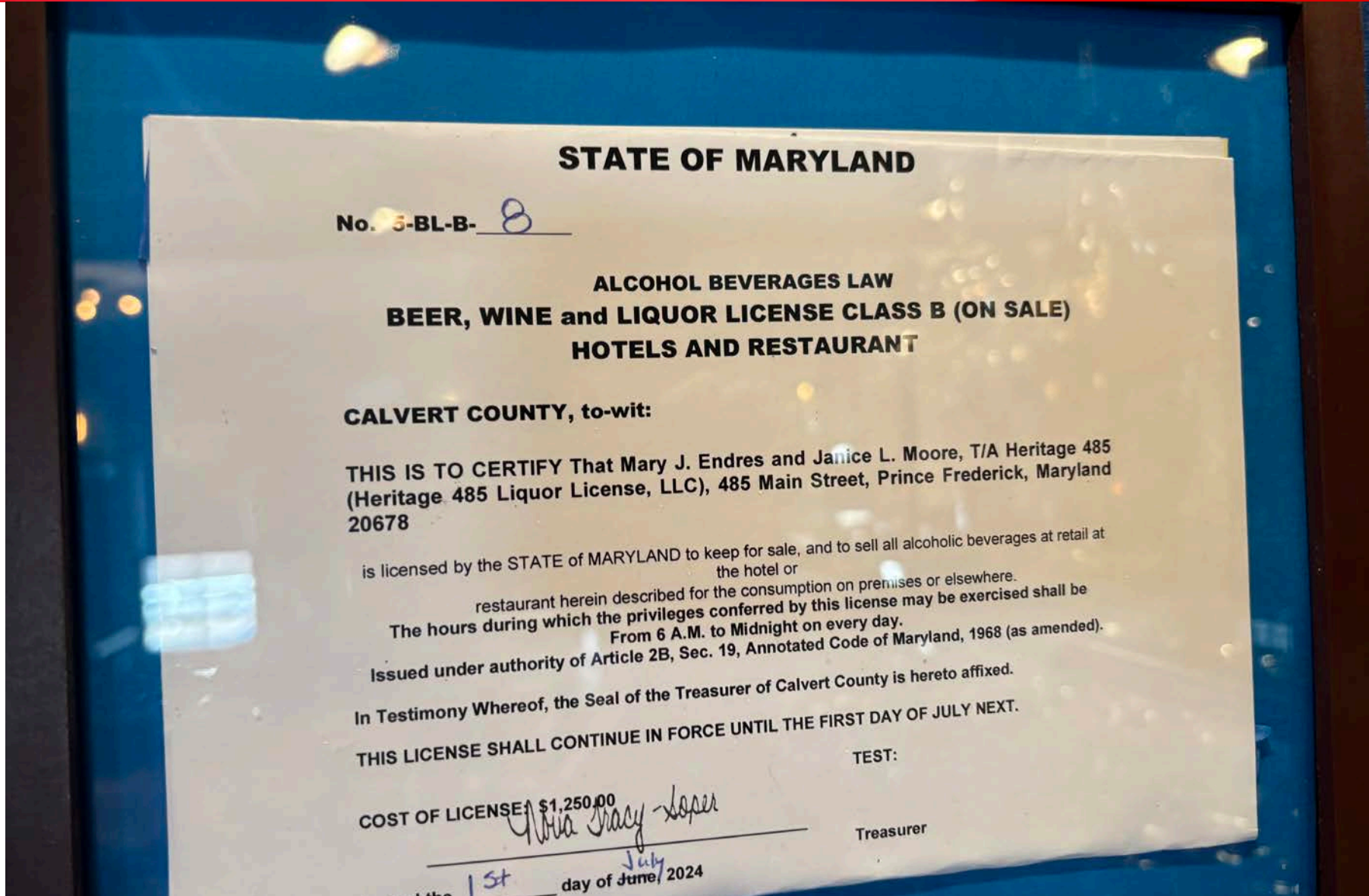


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STATE OF MARYLAND

No. **5-BL-B-8**

**ALCOHOL BEVERAGES LAW
BEER, WINE and LIQUOR LICENSE CLASS B (ON SALE)
HOTELS AND RESTAURANT**

CALVERT COUNTY, to-wit:

THIS IS TO CERTIFY That Mary J. Endres and Janice L. Moore, T/A Heritage 485 (Heritage 485 Liquor License, LLC), 485 Main Street, Prince Frederick, Maryland 20678

is licensed by the STATE of MARYLAND to keep for sale, and to sell all alcoholic beverages at retail at the hotel or restaurant herein described for the consumption on premises or elsewhere.
The hours during which the privileges conferred by this license may be exercised shall be From 6 A.M. to Midnight on every day.

Issued under authority of Article 2B, Sec. 19, Annotated Code of Maryland, 1968 (as amended).

In Testimony Whereof, the Seal of the Treasurer of Calvert County is hereto affixed.

THIS LICENSE SHALL CONTINUE IN FORCE UNTIL THE FIRST DAY OF JULY NEXT.

COST OF LICENSE: \$1,250.00

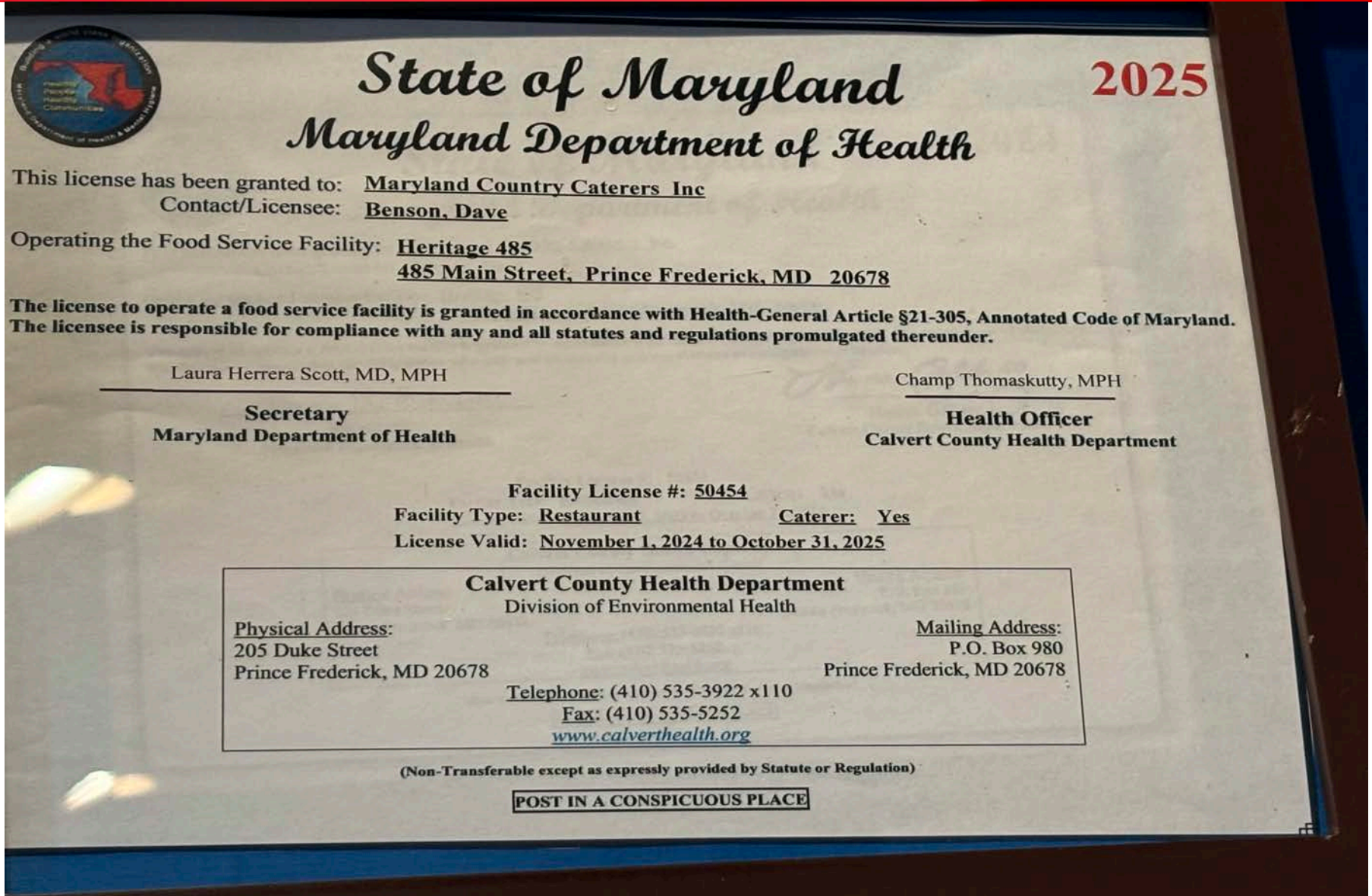
Abia Tracy Lopez

the 1st day of June, 2024

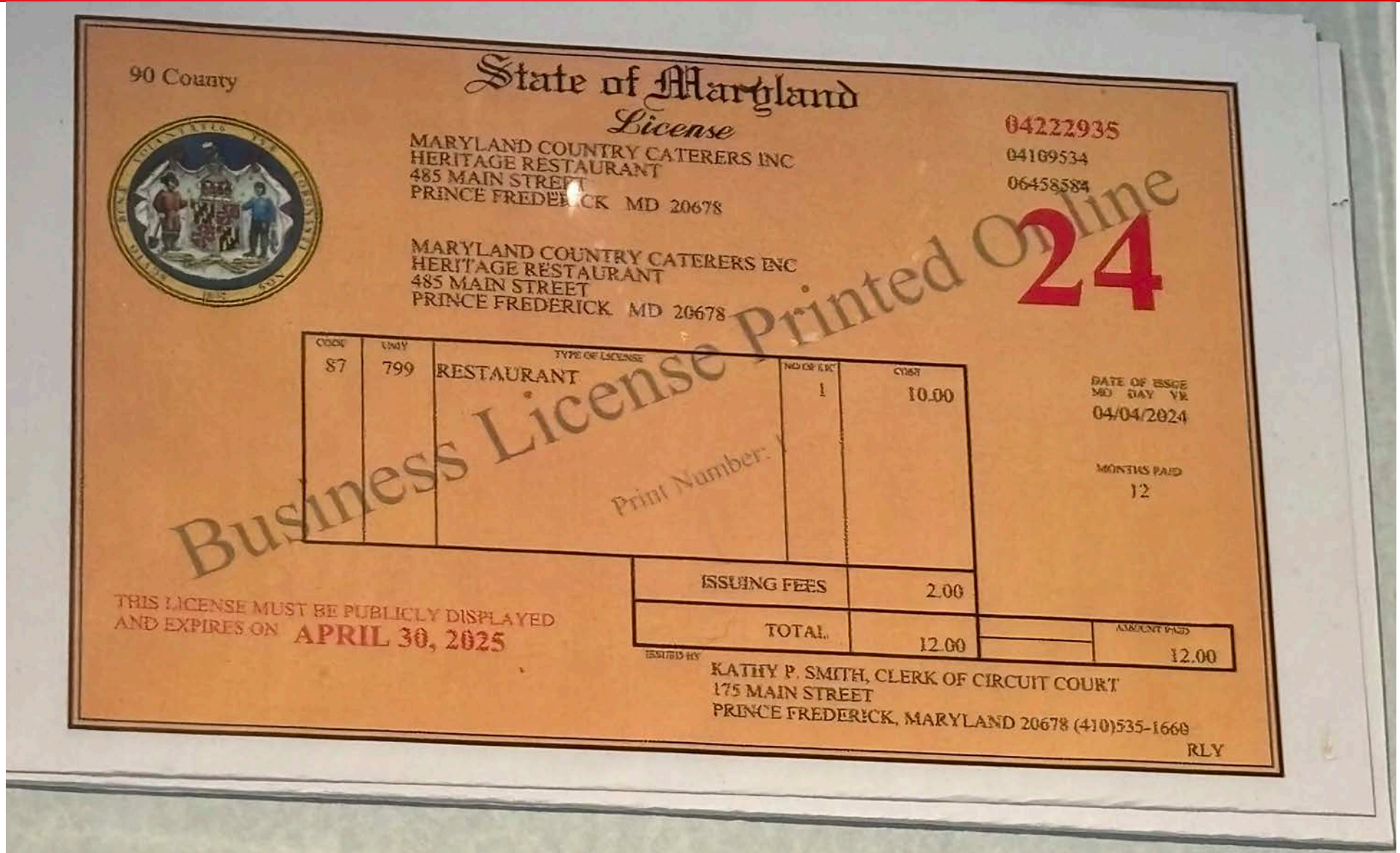
TEST:

Treasurer





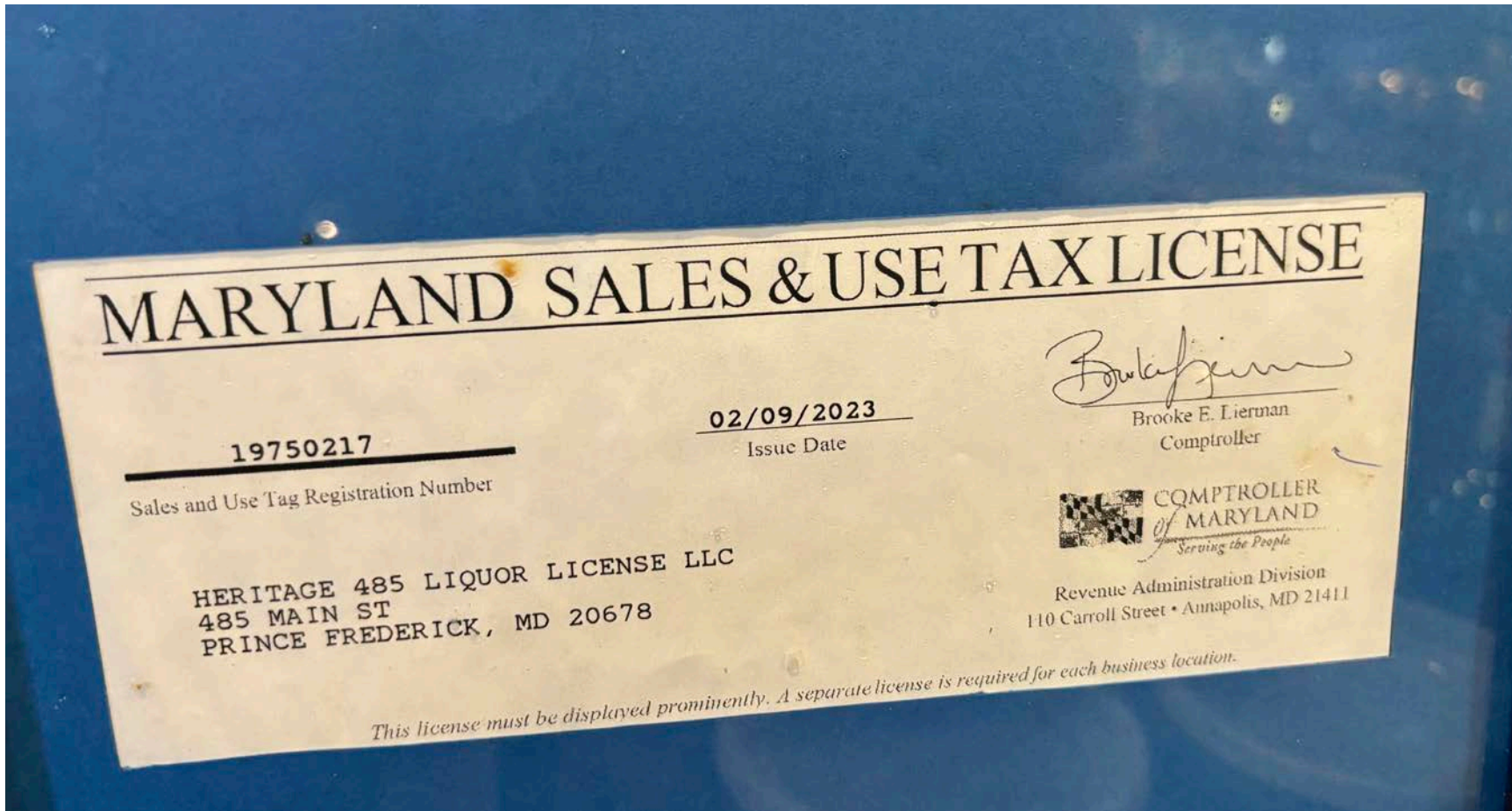
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