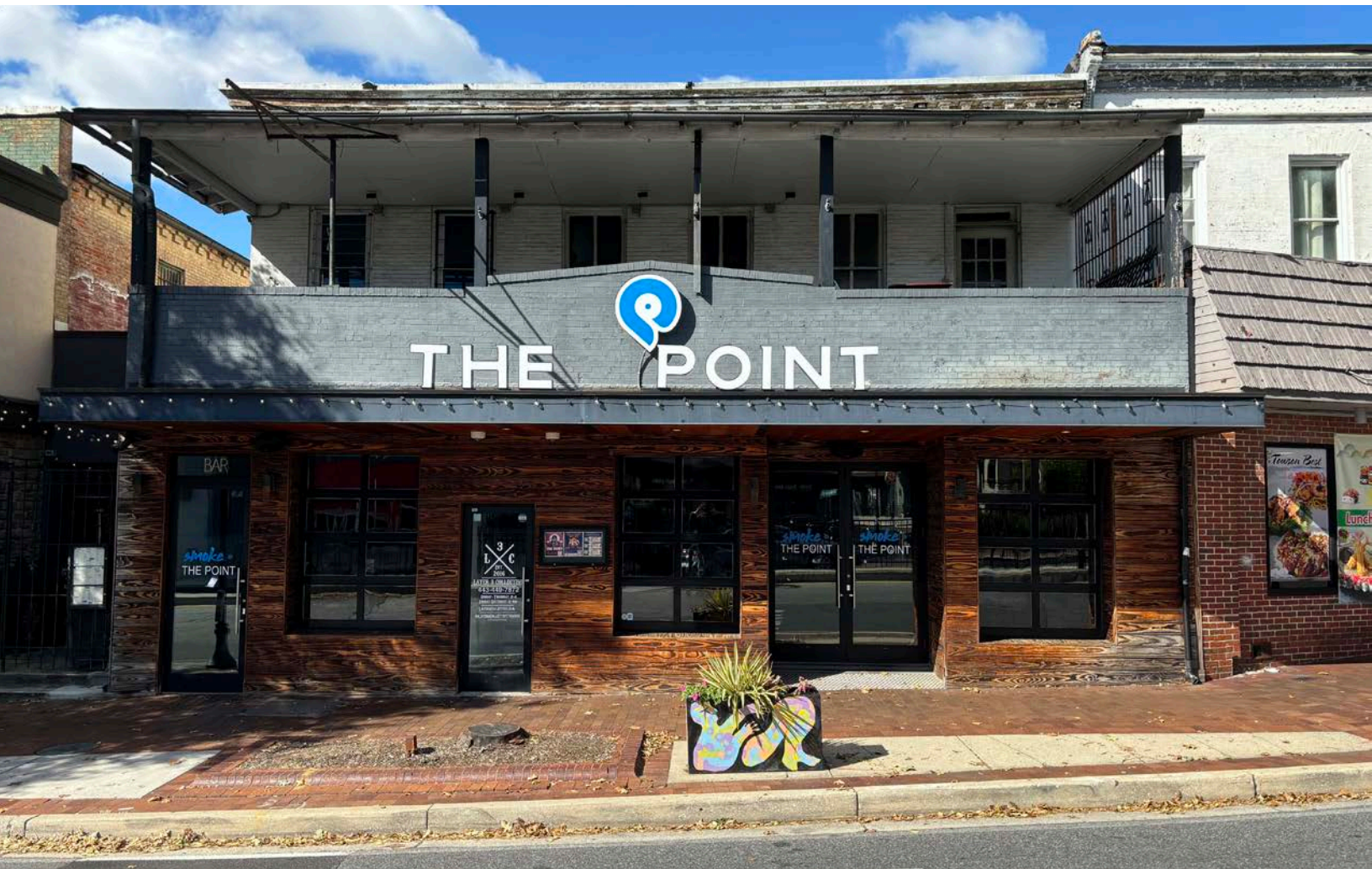


Exclusively Represented For Sale



The Point

523 York Road, Towson, MD 21204

Offering Memorandum

\$3,999,000



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Listing Memorandum for

523 York Road, Towson, MD 21204

THE POINT

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Property Overview

The Point
523 York Rd., Towson, MD 21204

1. Property Overview

Establishment Capacity:

- Total Indoor Seating: 183 patrons (fire code)
- Total Outdoor Seating: 60 patrons

Licensing & Hours of Operation:

- Liquor License: Class B On Sale (Beer, Wine, Liquor)
- Hours: Monday-Sunday, 6:00 AM - 2:00 AM

Prime Selling Points:

- Turn-Key Operation: Fully equipped and ready to operate immediately.
- Multiple Dining Areas: Three distinctive spaces including two bar areas, a private dining room, and an outdoor patio.
- High-Quality Interior Design: Beautiful finishes such as granite bar tops, brick, and woodwork, creating a warm, inviting atmosphere.
- Rental Income: Second floor has two spaces currently rented and additional storage
- Basement: This area contains the keg box and storage. It is very dry and clean.

2. Property Features

Main Dining Area

- Seating: 65 seats (includes 15 at granite bar)
- Entertainment: 13 large TVs, jukebox, arcade games, small music stage
- Design Elements: Brick and wood finishes, hardwood floors, natural light from garage-style windows
- Amenities:
 - 12 beers on tap (3 are cocktails)
 - Toast P.O.S. system
 - Dishwasher and grease trap
 - Full security and sound systems

Second Bar & Dining Area

- Seating: 18 total (14 bar seats + 4 dining seats)
- Design Elements: Long alley-style layout, granite bar, brick finishes, private entrance
- Amenities:
 - 12 beers on tap
 - 2 large TVs
 - Toast P.O.S. system

Private Dining Room

- Seating: 36 seats
- Design Elements: Brick walls, Baltimore-themed artwork, skylights, sliding barn doors
- Flooring: Durable concrete flooring, ideal for private events



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Property Overview

Kitchen Equipment

- Two grease hoods (16 ft. and 12 ft.)
- 10-burner stove with oven, 4 ft. charbroil and flat top grills, two 2-basket fryers
- Two smokers, 3 sandwich prep stations, dish pit
- Large walk-in fridge, two coffin freezers, ice machines

Outdoor Patio

- Seating: 60 total (48 seats + 12 bar seats)
- Design Elements: Open layout with privacy, poured concrete bar top, 2 large TVs
- Service Setup: 12 beers on tap, outdoor bar service

3. Towson Area Market Overview

A. Location & Accessibility

- **Strategic Positioning:** Located on York Rd, a highly trafficked thoroughfare providing excellent visibility and accessibility.
- **Proximity:** Close to Towson University (20,000+ students), Towson Town Center Mall, and various residential developments.

B. Economic Growth & Development

- **Residential & Retail Growth:** Towson is undergoing a surge of development, including Towson Row and Towson Circle East, featuring mixed-use spaces, retail, and luxury apartments.
- **Local Investment:** Ongoing public and private investments have revitalized Towson's downtown, attracting businesses and fostering a vibrant dining and nightlife scene.
- **Thriving Demographics:** Towson's population includes university students, young professionals, and families, supporting a variety of dining and entertainment establishments.

C. Local Attractions & Amenities

- **Towson University:** Provides a constant influx of students, faculty, and visitors, supporting local businesses.
- **Retail & Entertainment Hub:** Towson Town Center, local parks, and community events draw consistent foot traffic to the area, making it a prime location for commercial ventures.

4. Investment Highlights

A. Strong Return on Investment

- **Turn-Key Business:** Immediate revenue generation potential with an operational bar and restaurant.
- **Multiple Revenue Streams:** Ability to cater to diverse clientele through multiple bar and dining areas, private event space, and an outdoor patio.
- **High-Quality Infrastructure:** All necessary equipment and systems in place, including modern kitchen facilities and fully compliant safety measures.
- **Rental Income:** Upstairs Tenant pays \$55,000/year for Tattoo Parlor.
- **Upgrades:** Owners recently spent \$1.3 million in build-out within the space.
- **History:** Long time Towson landmark, originally housing "The Crease", a well know Towson establishment



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Property Overview

B. Competitive Advantage

- Prime Location in a Growing Market: Located in the heart of Towson, benefiting from the area's retail and residential expansion.
- Diverse Demographic Appeal: Suited for both daytime business from office workers and students and evening/weekend entertainment crowds.
- Scalable Concept: Potential for introducing new dining concepts, expanding hours, or leveraging the space for events to maximize profitability.

The Point represents a rare opportunity in the heart of Towson, MD—a thriving market experiencing significant growth. Its beautiful interiors, strategic location, and potential for immediate revenue make it an attractive investment.

Sales Price is \$3,999,000



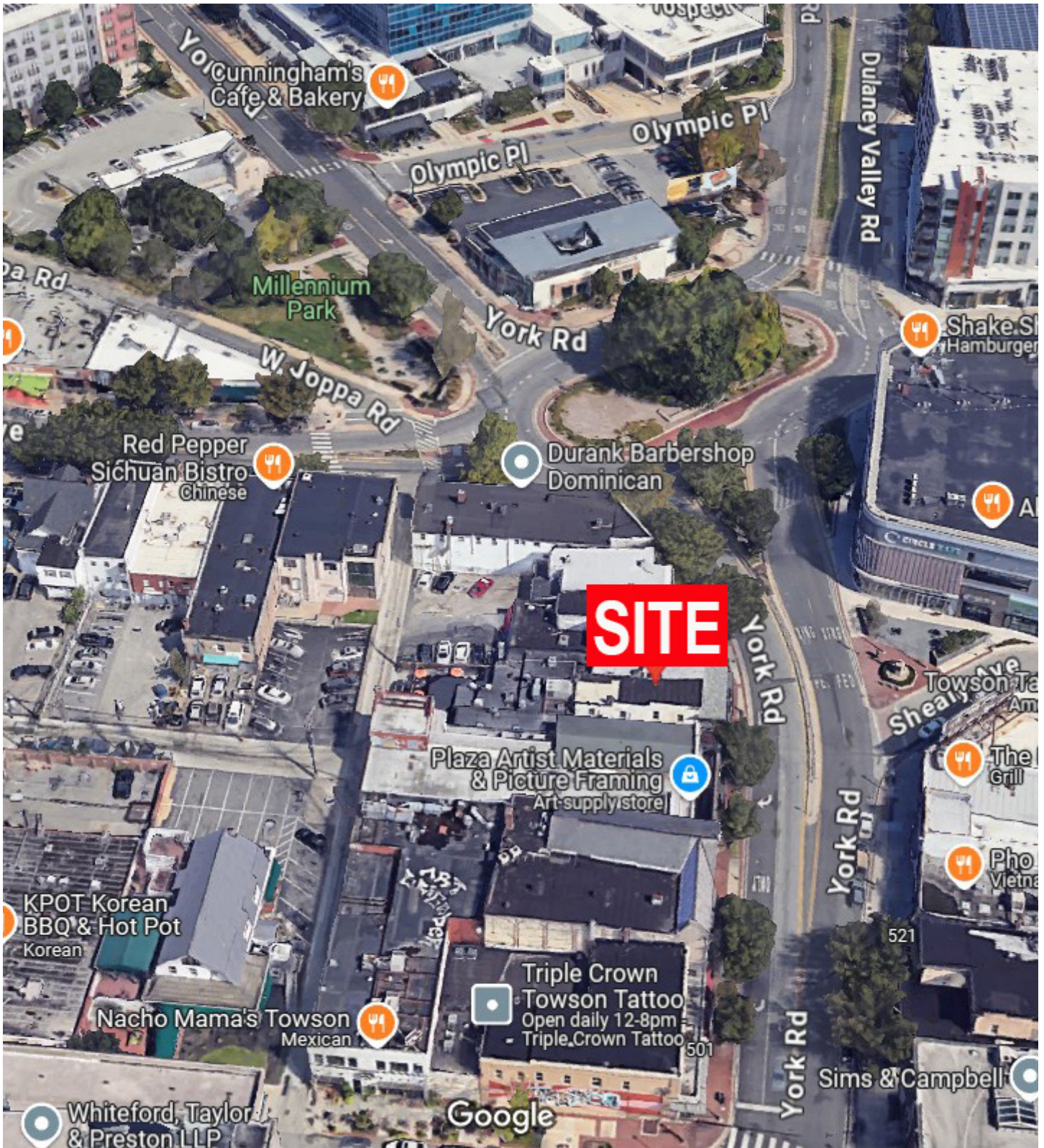
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Aerials



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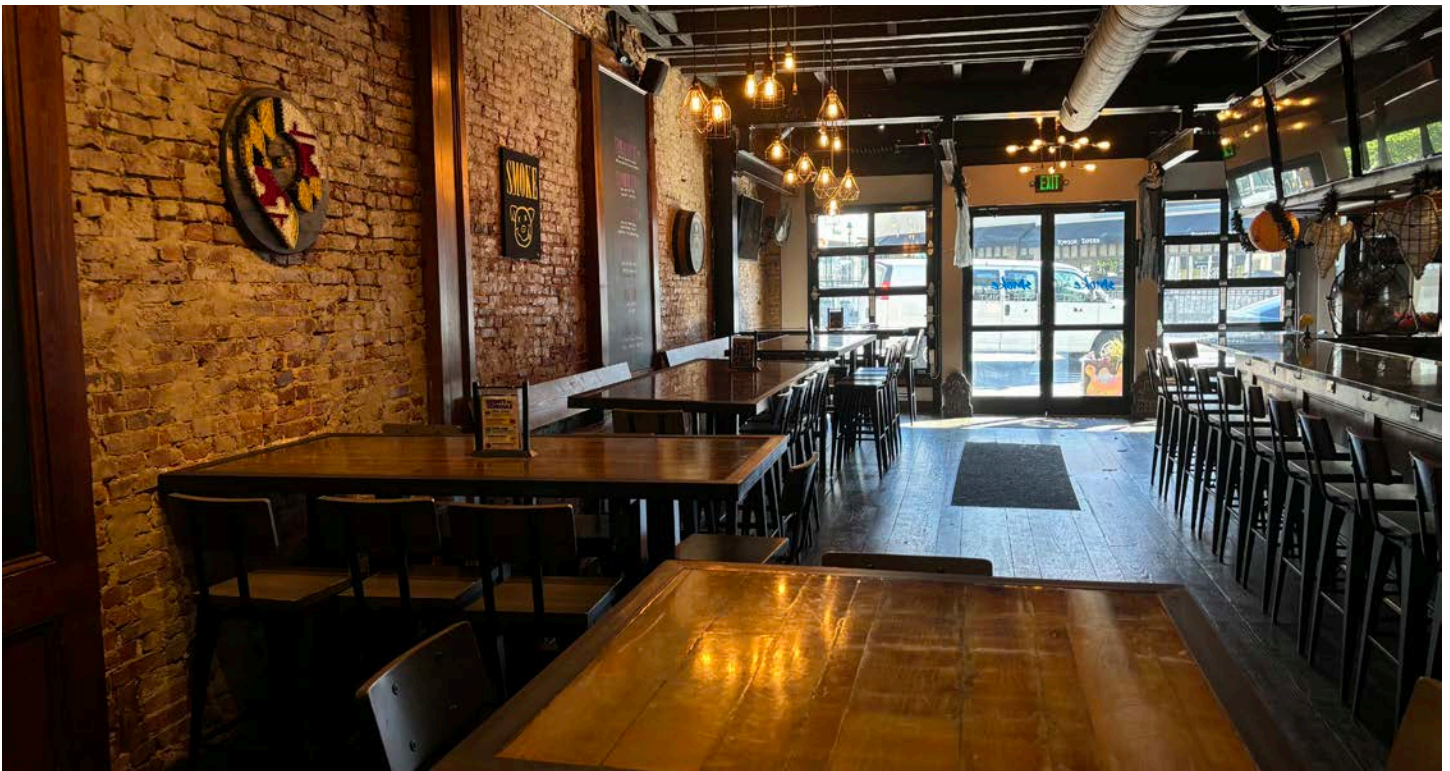
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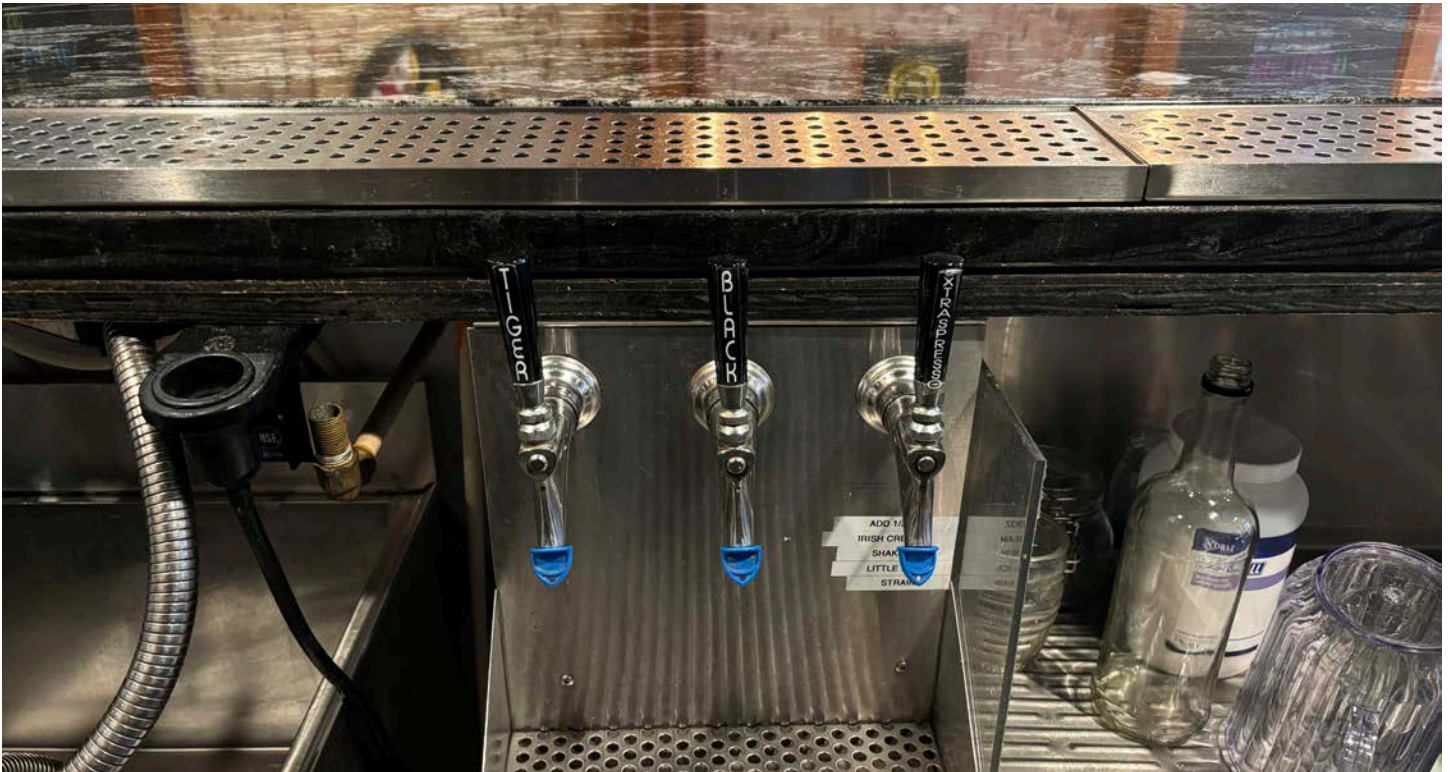
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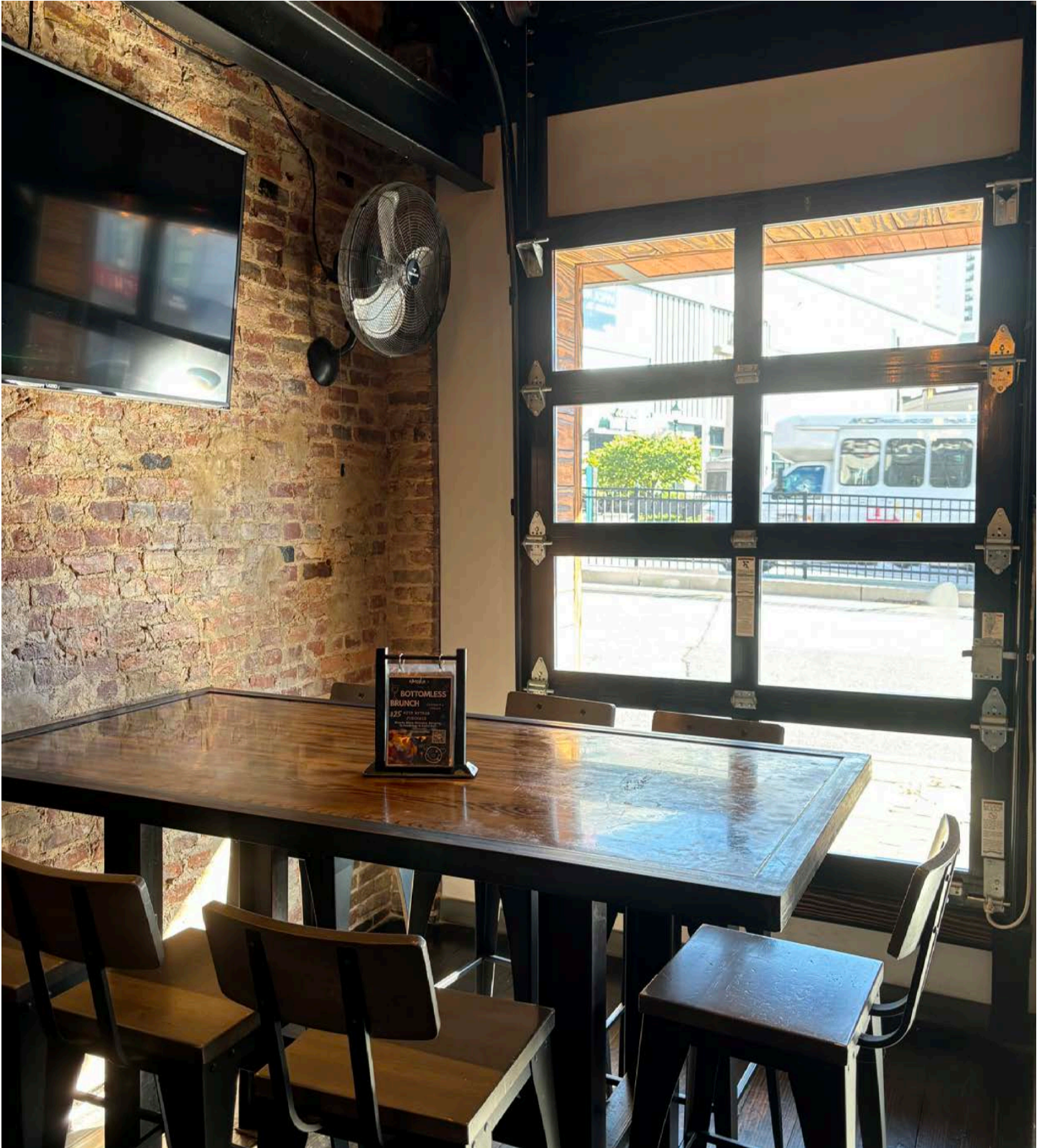
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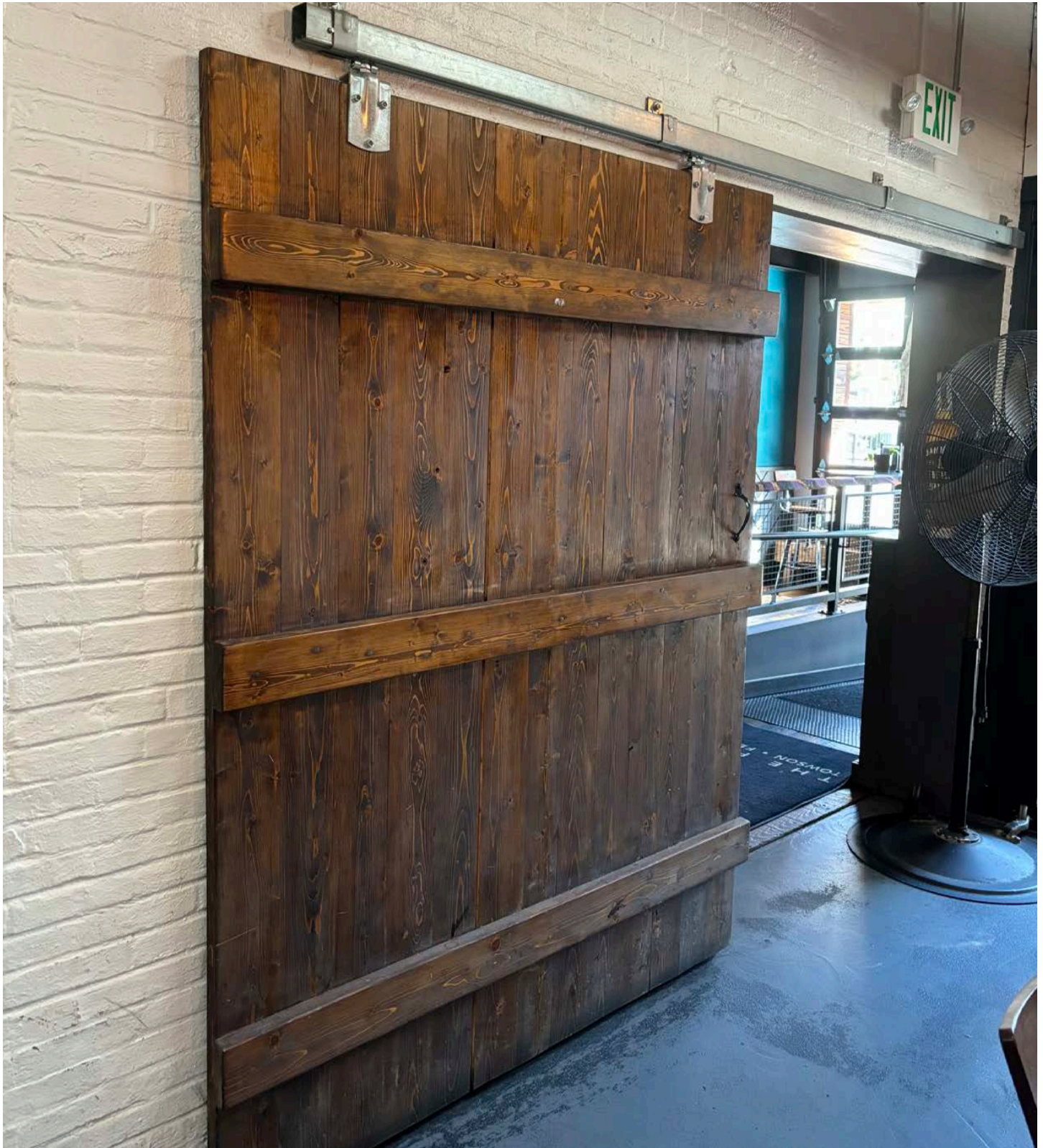
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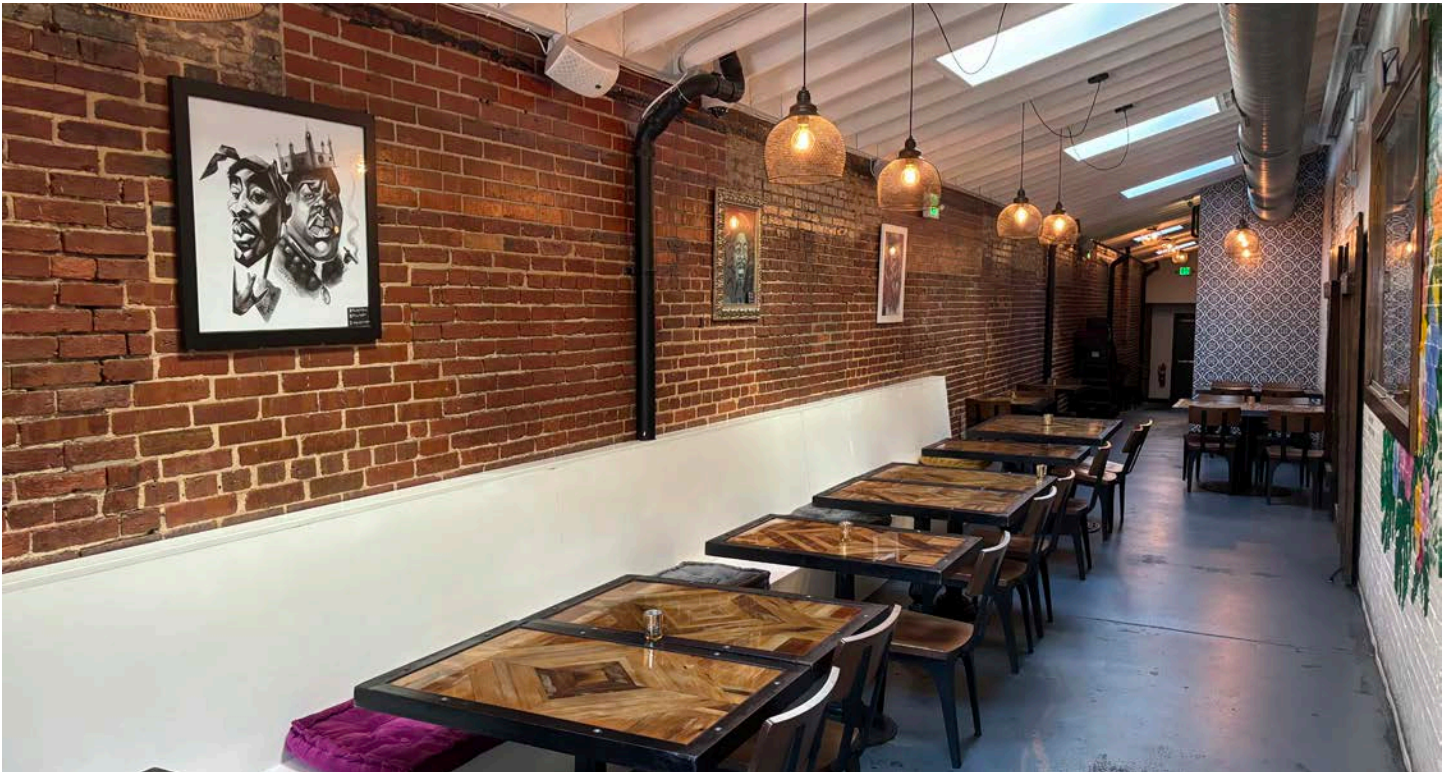
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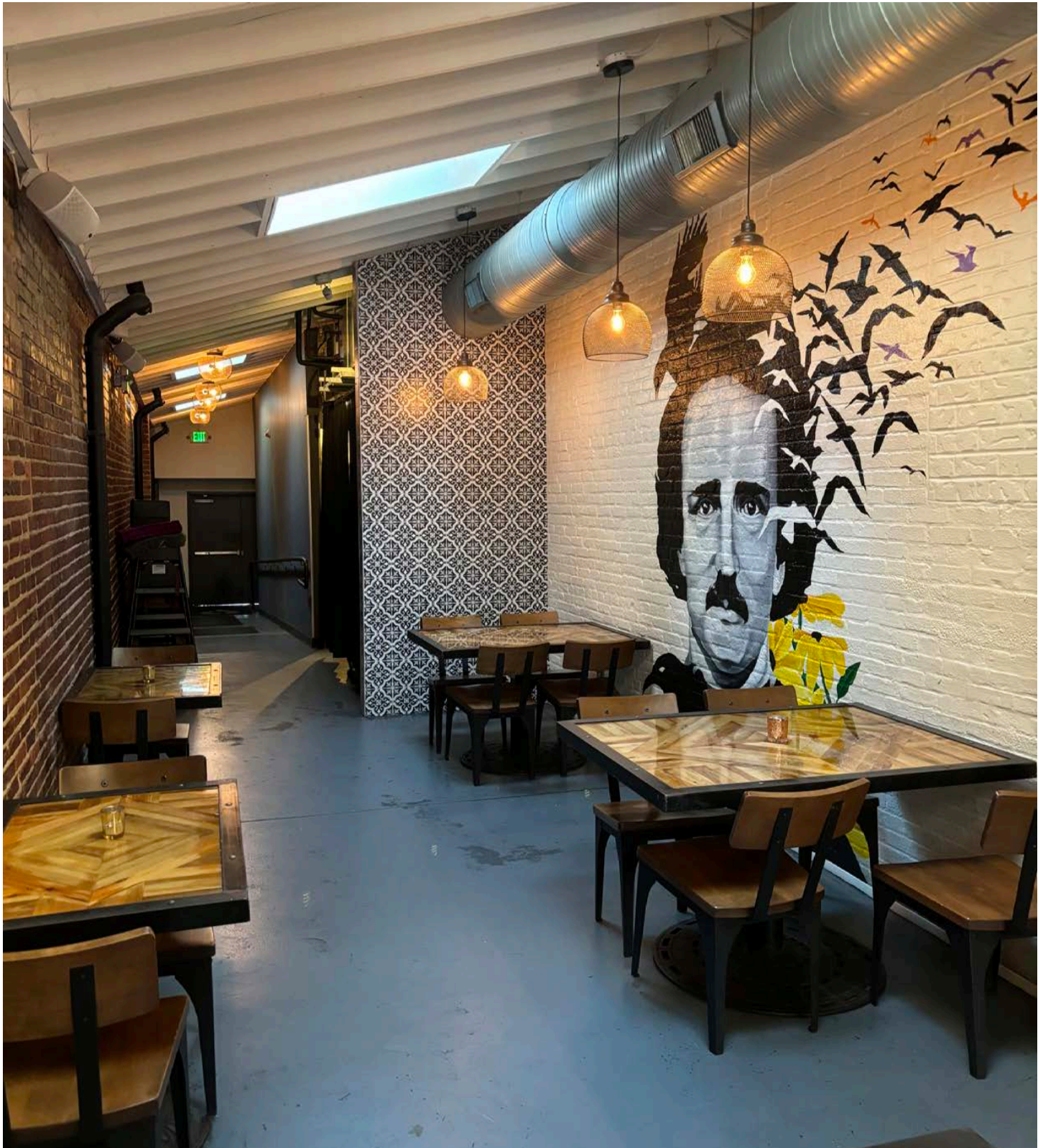
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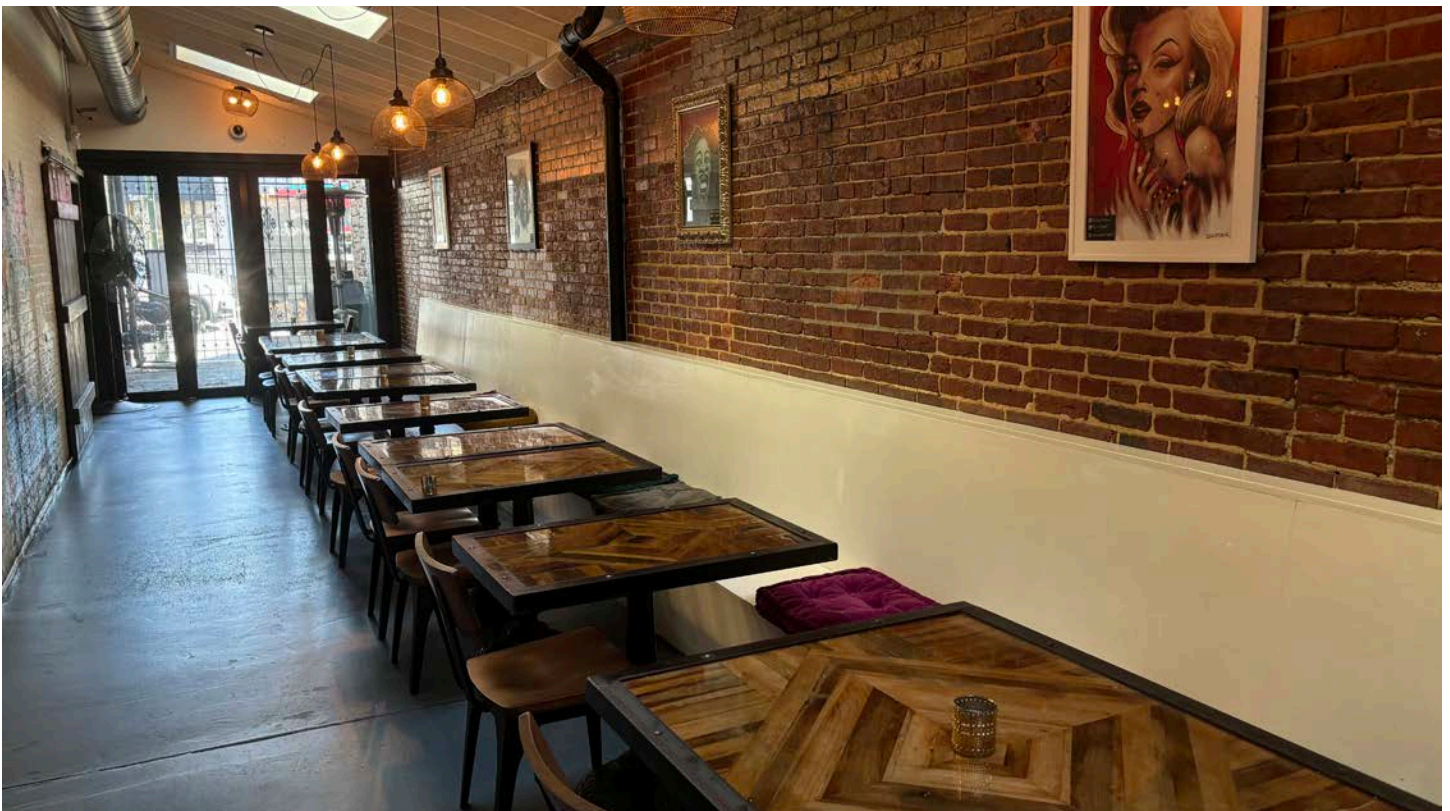
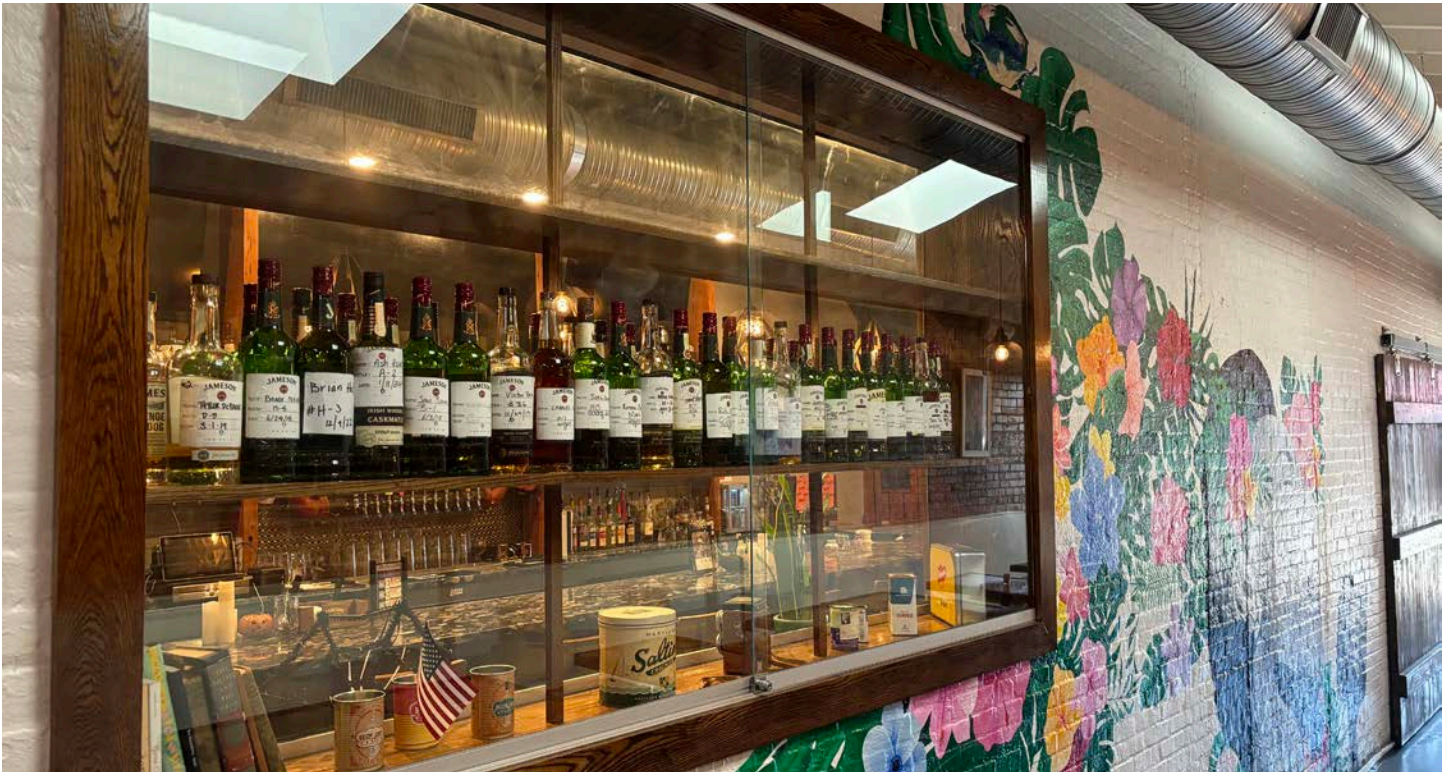
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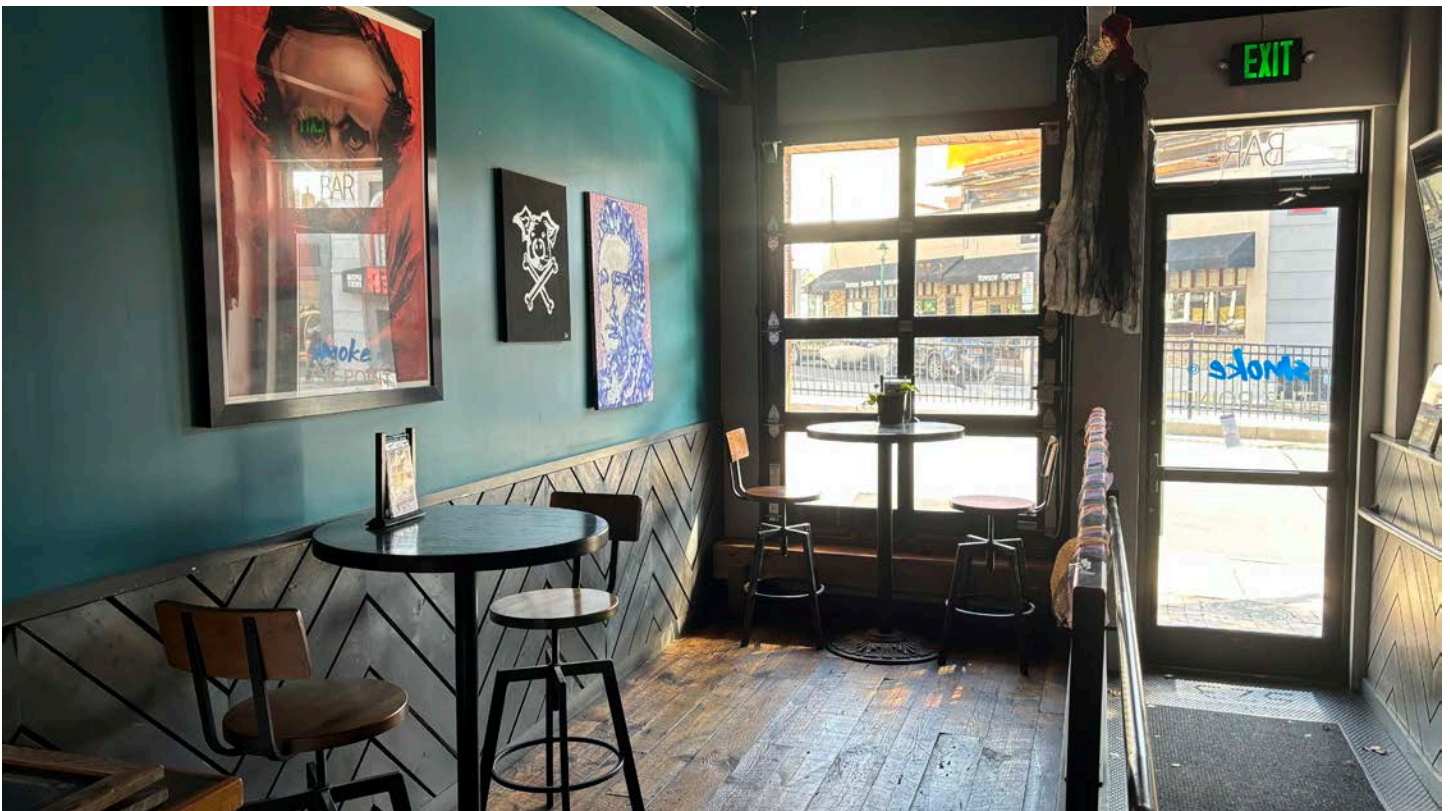
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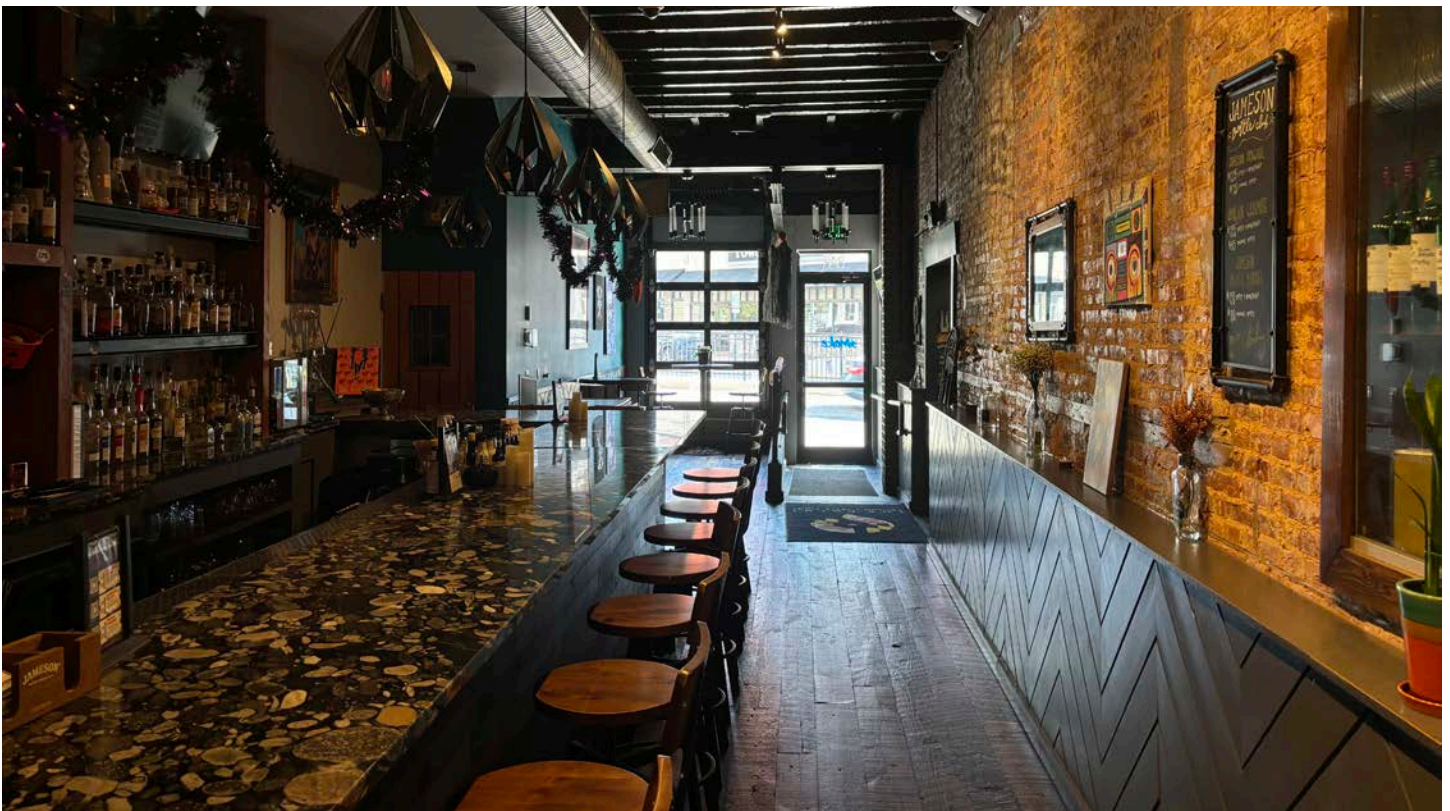
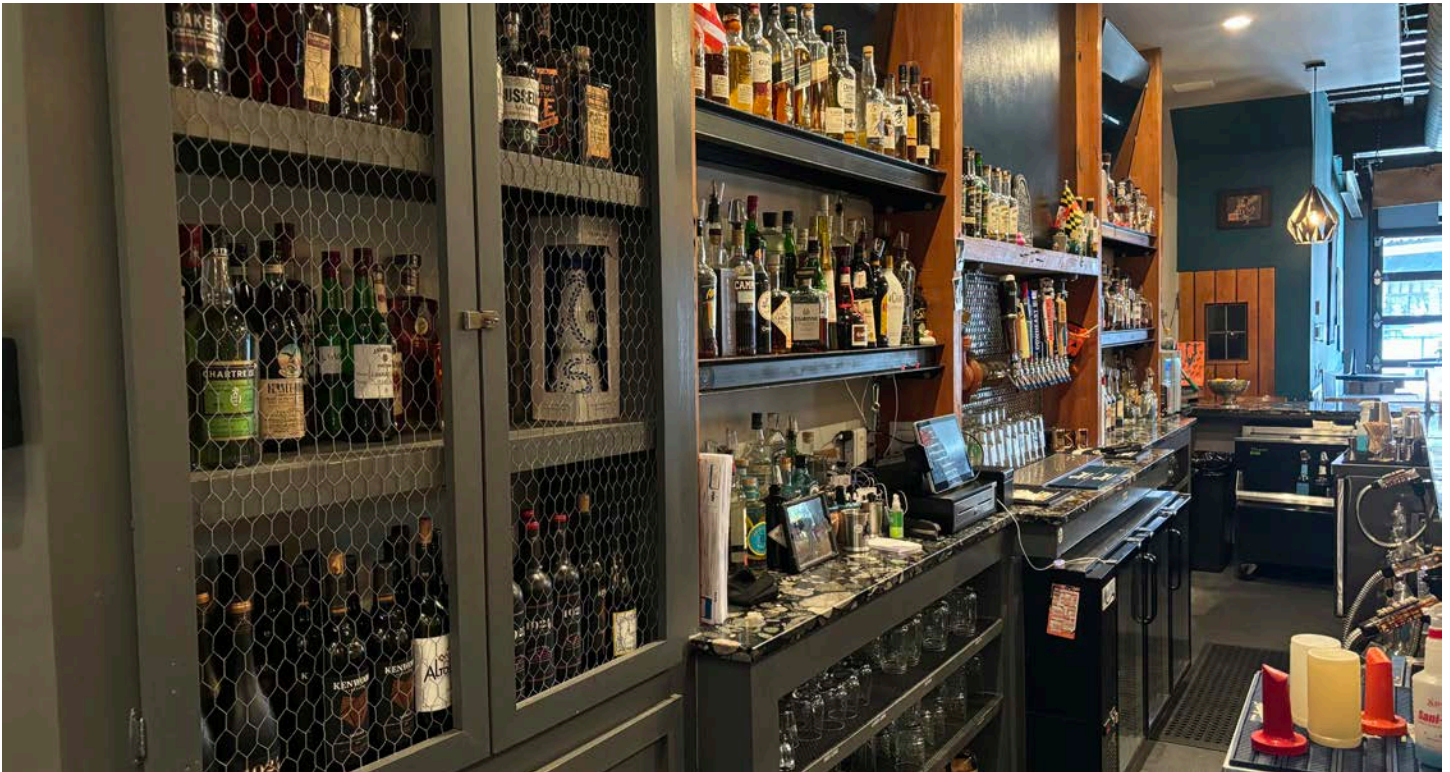
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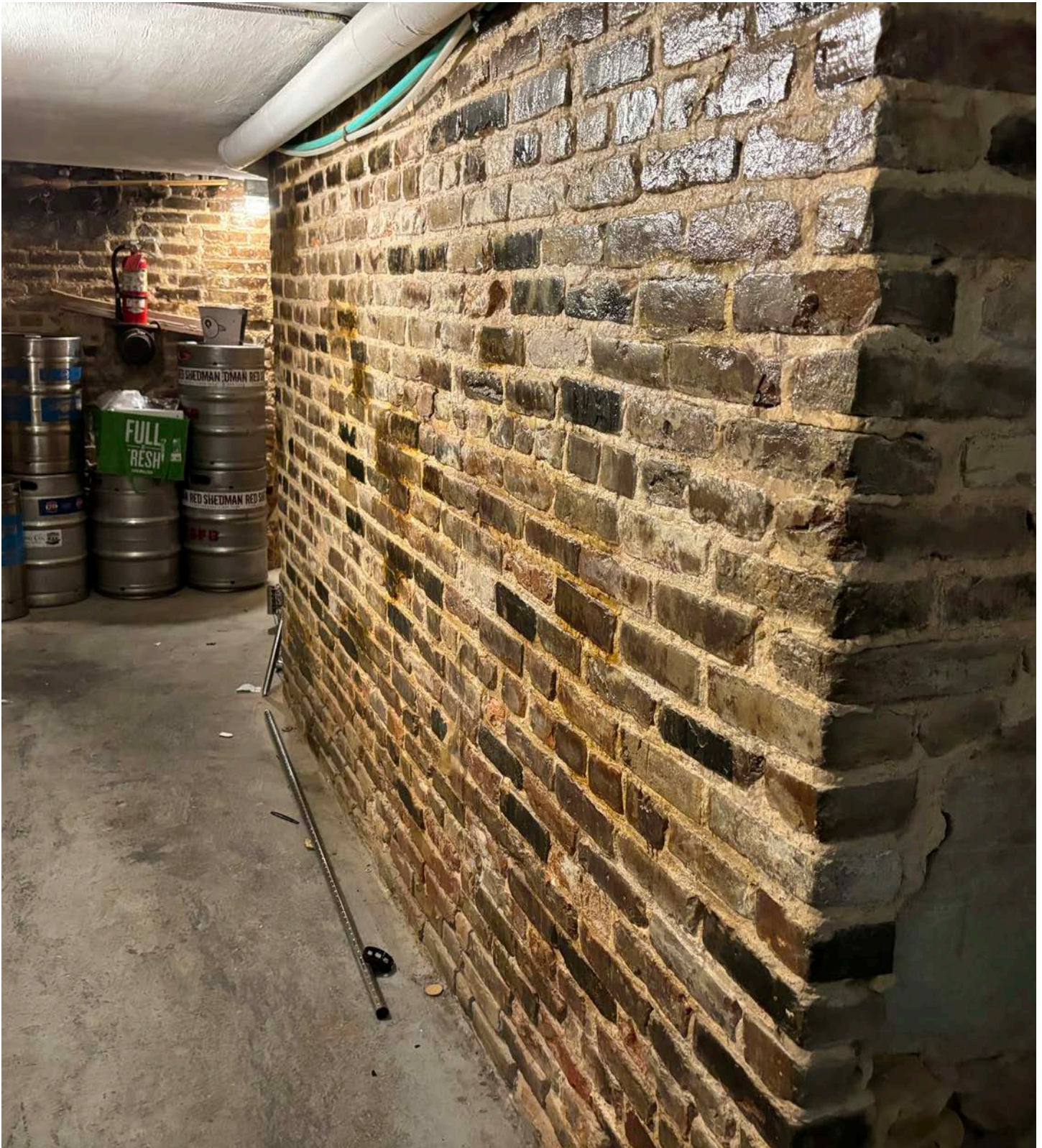
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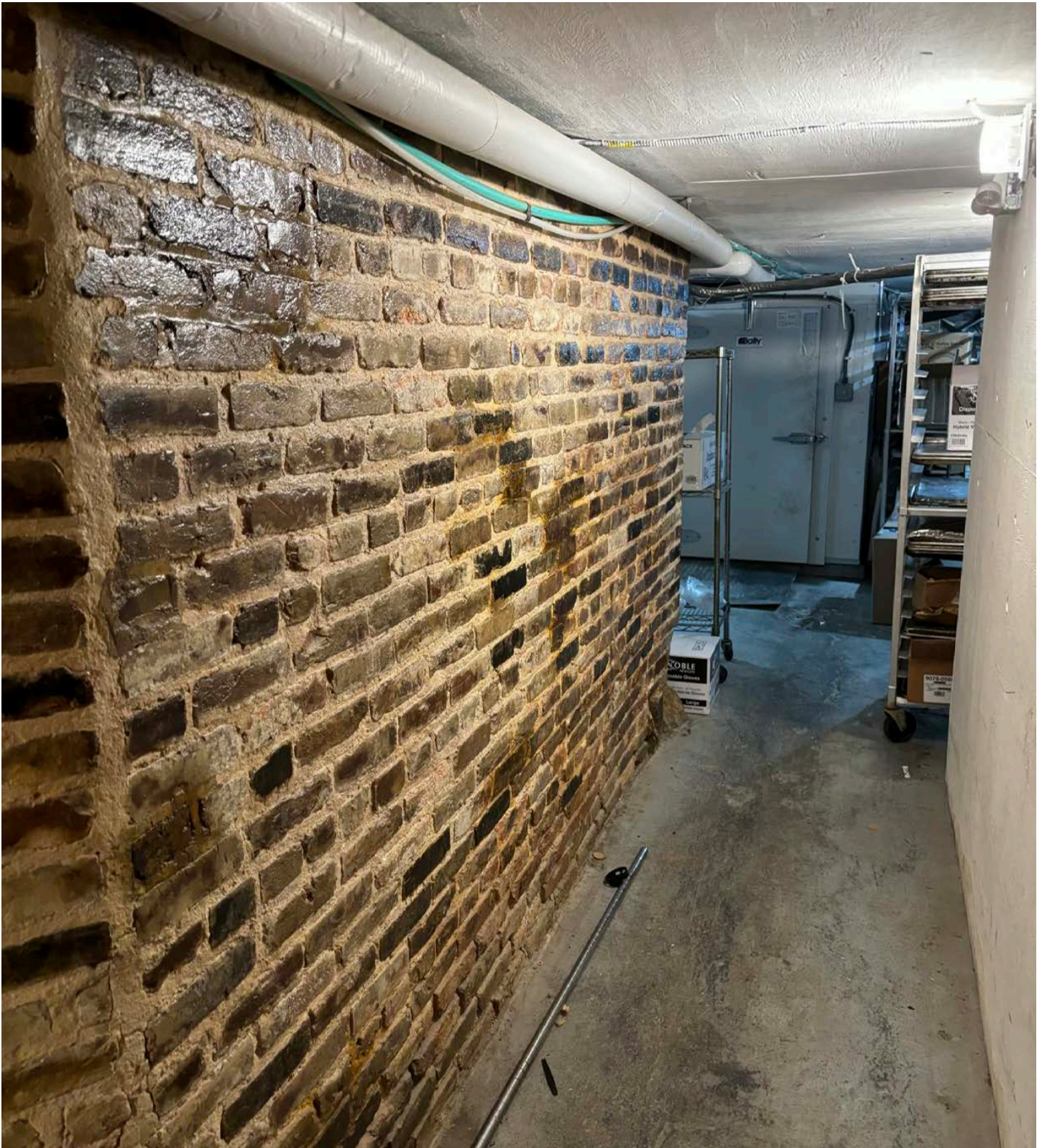
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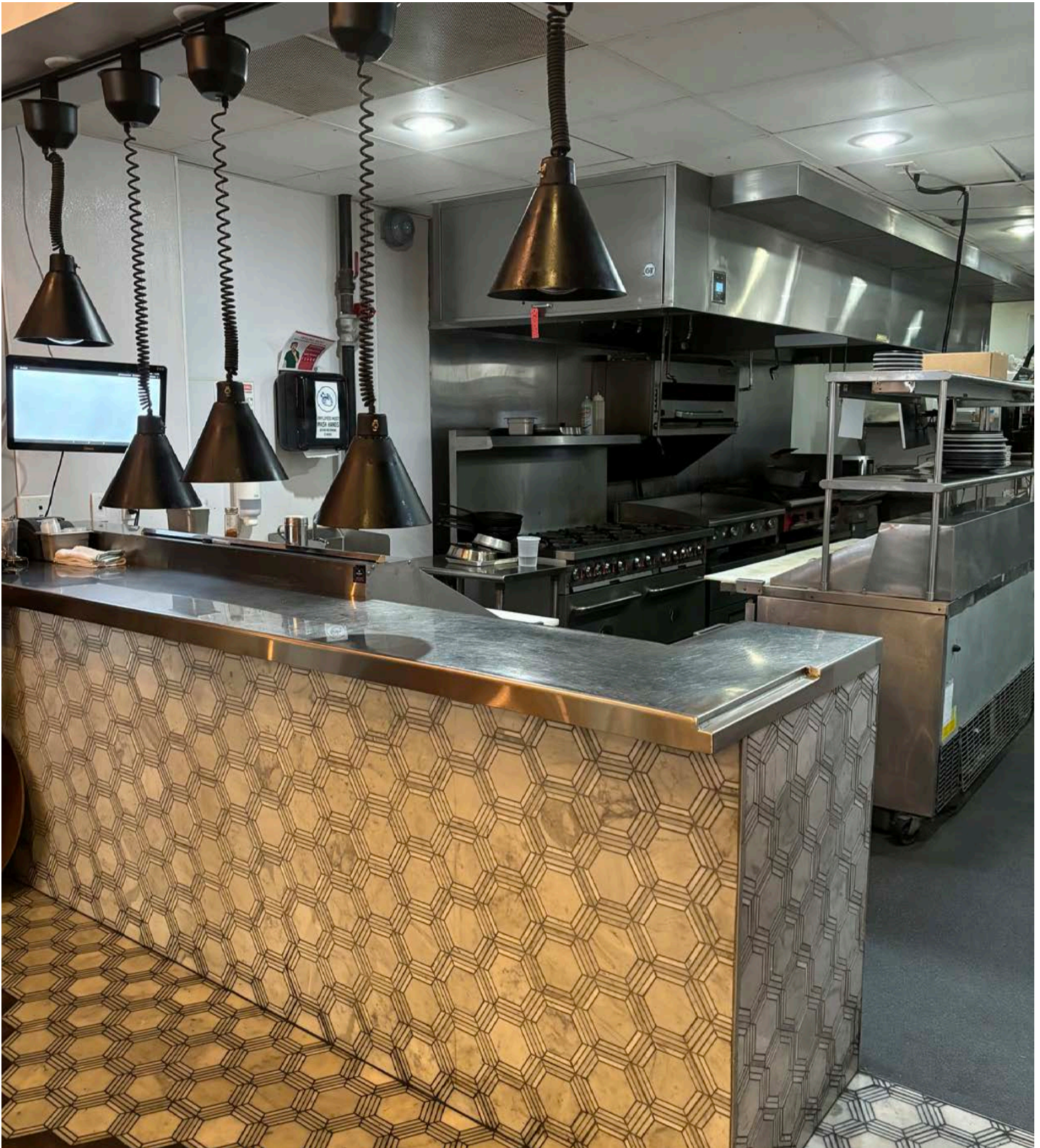
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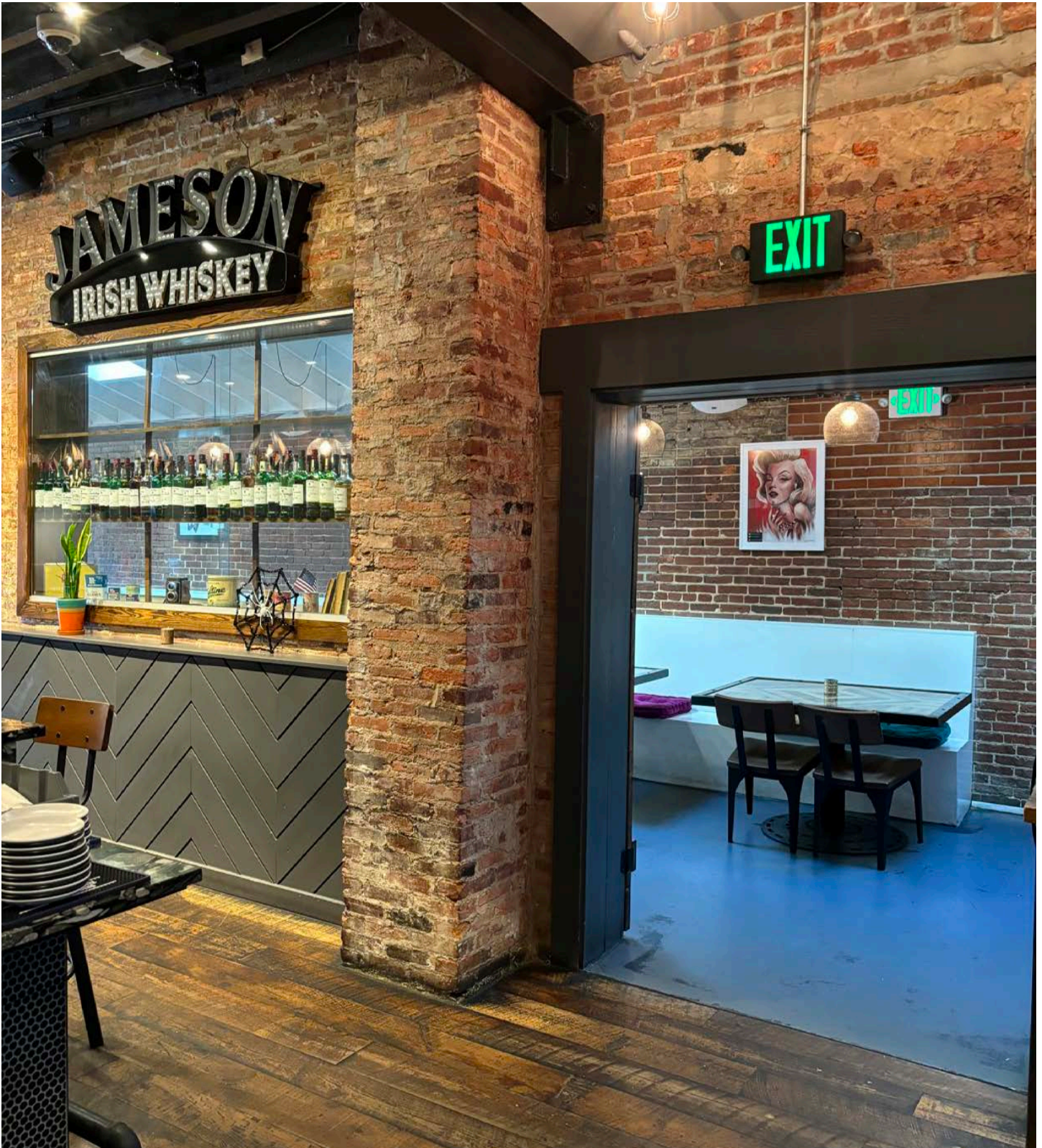
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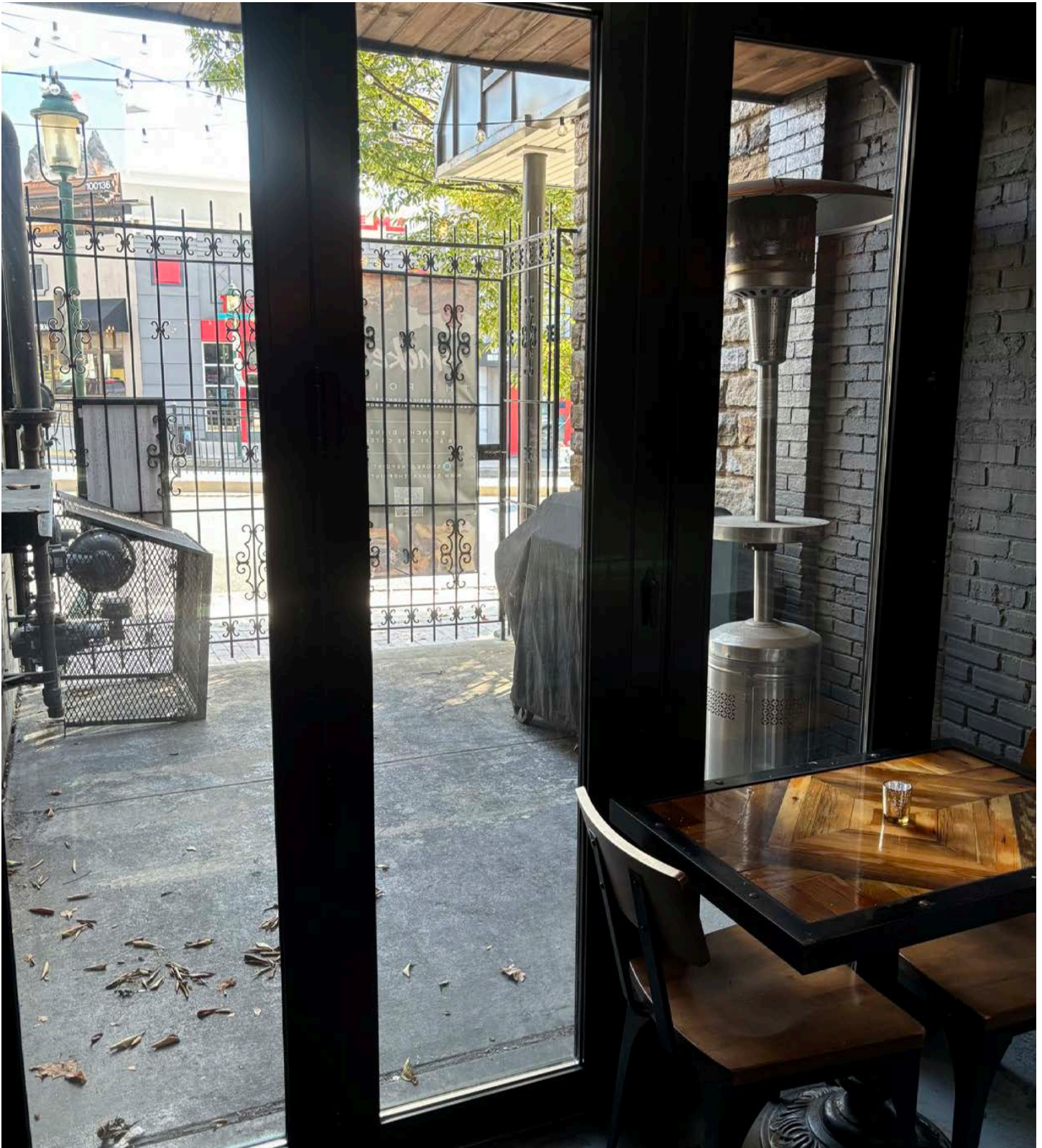
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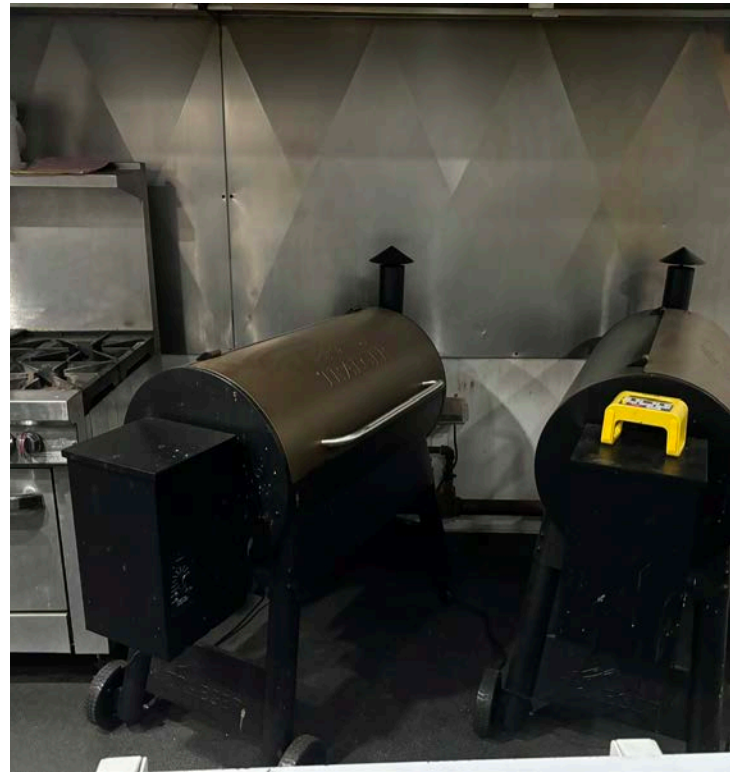
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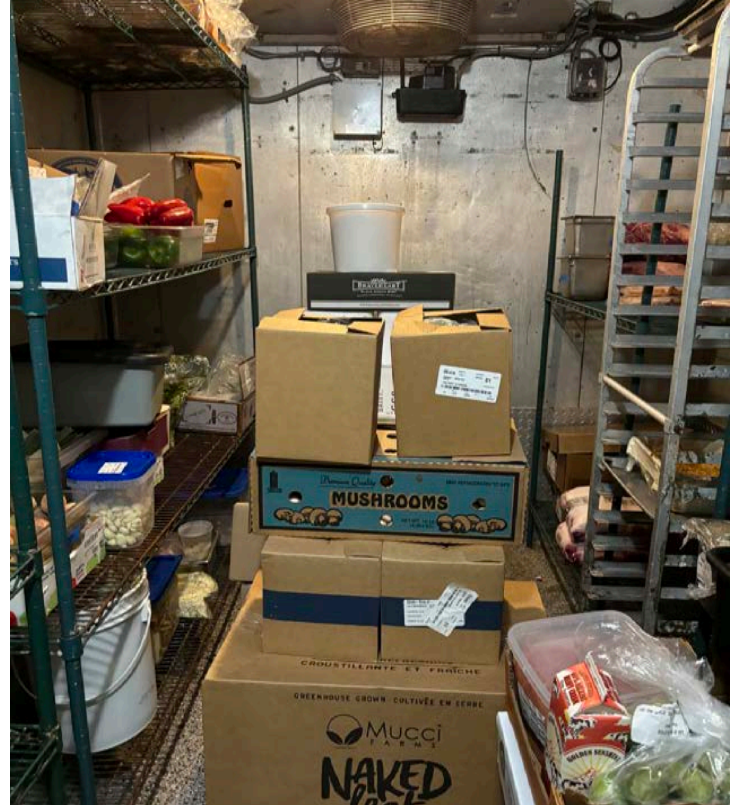
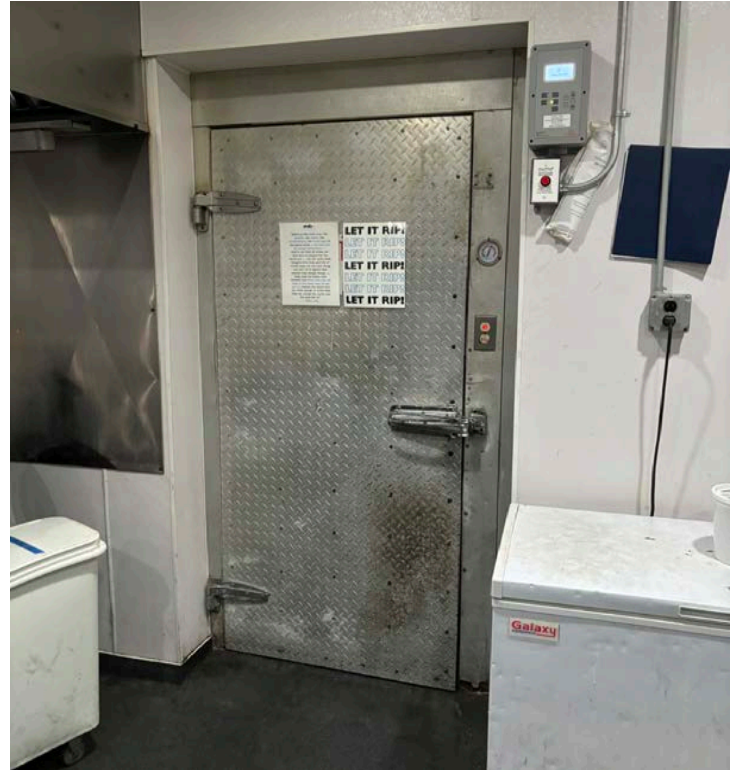
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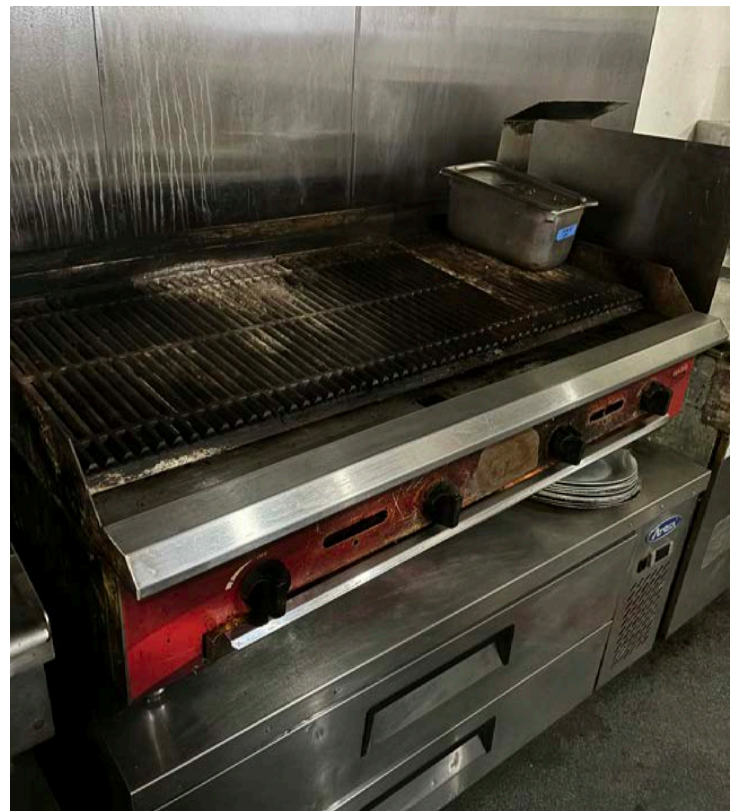
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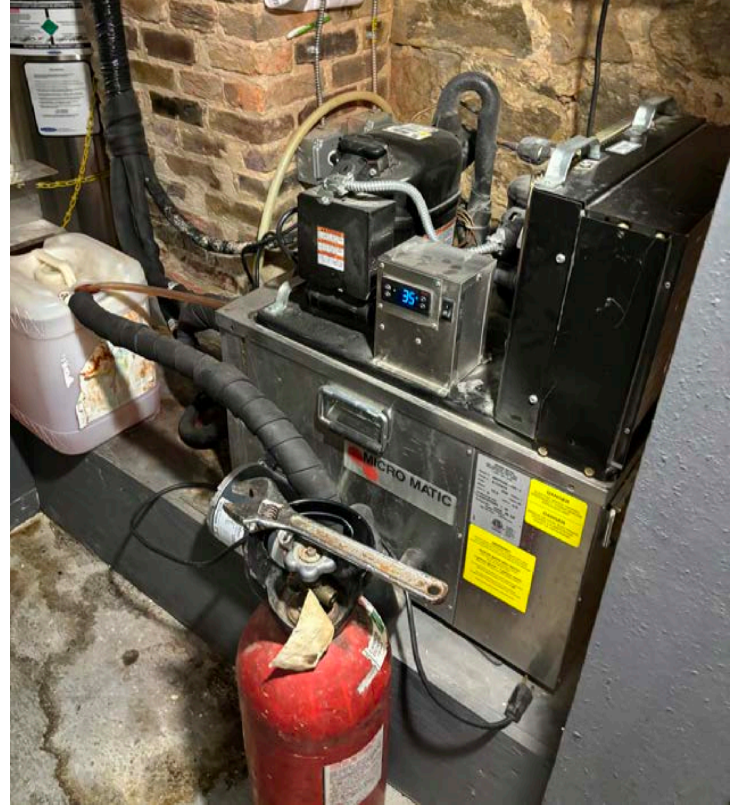
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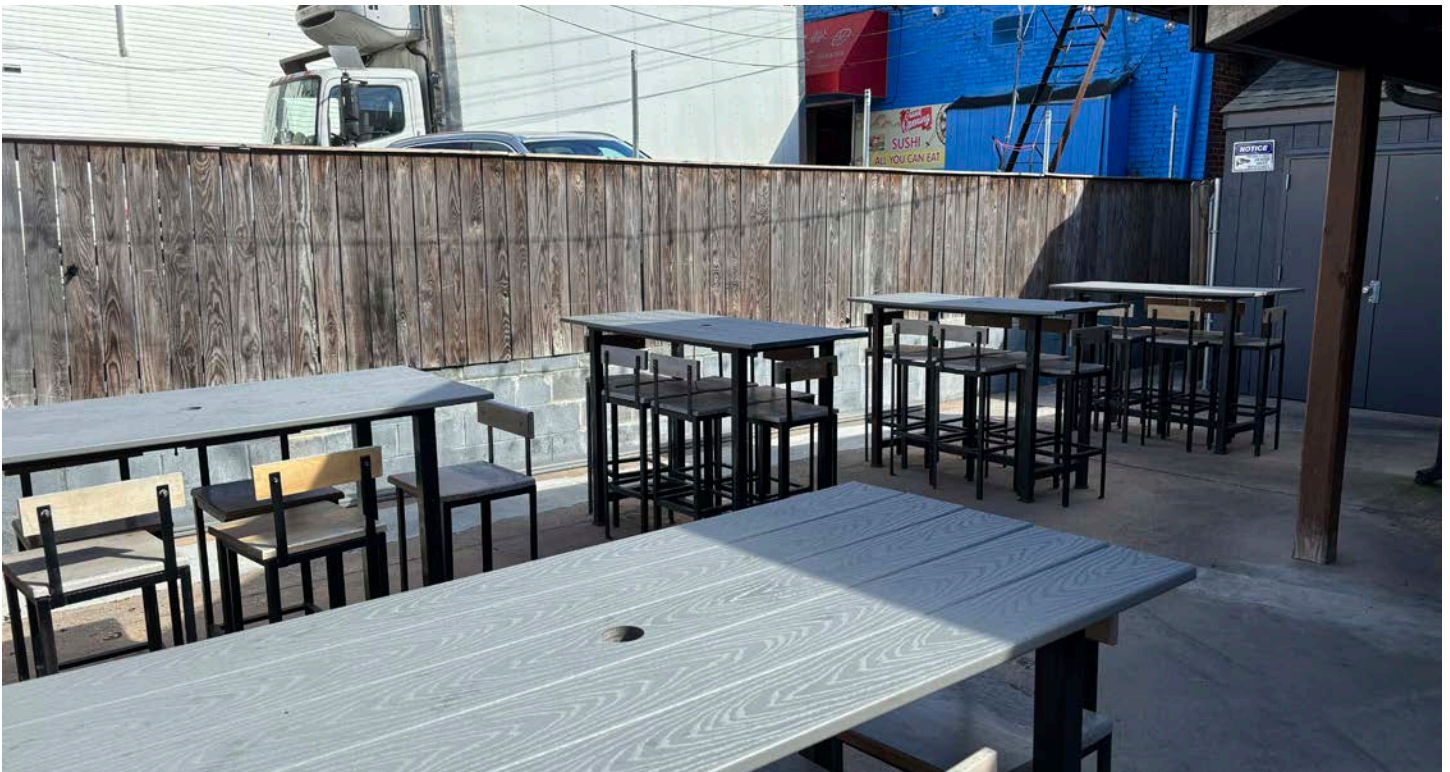
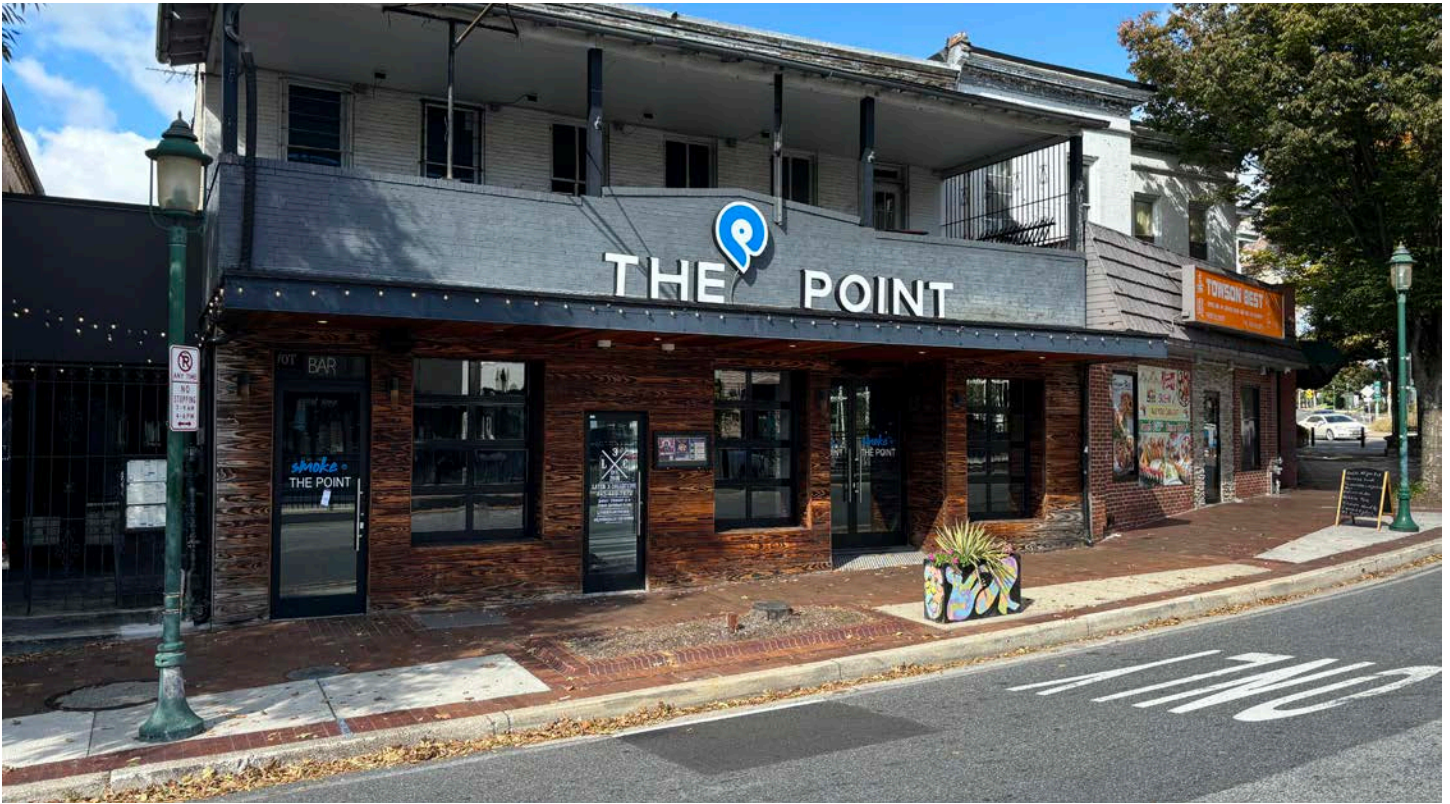
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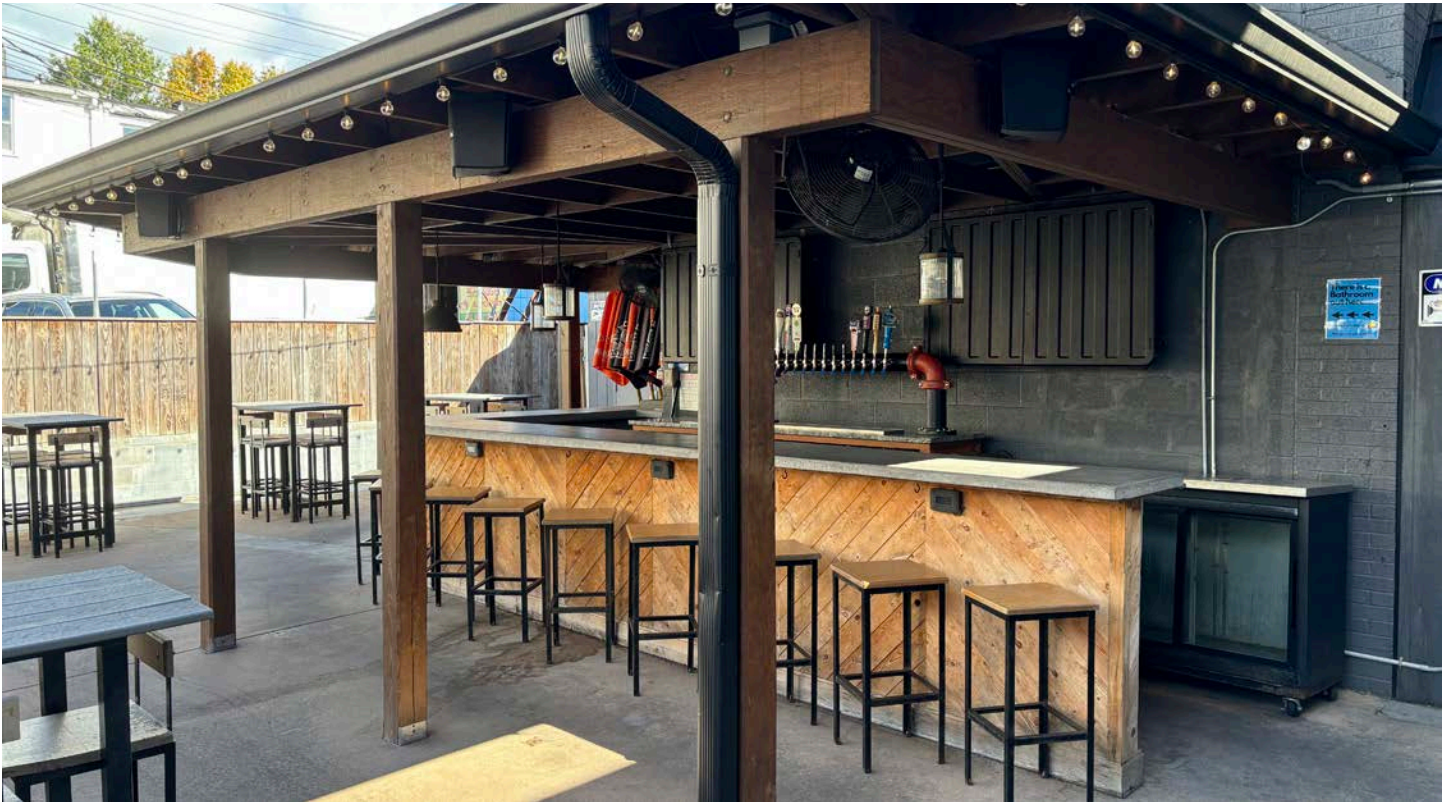
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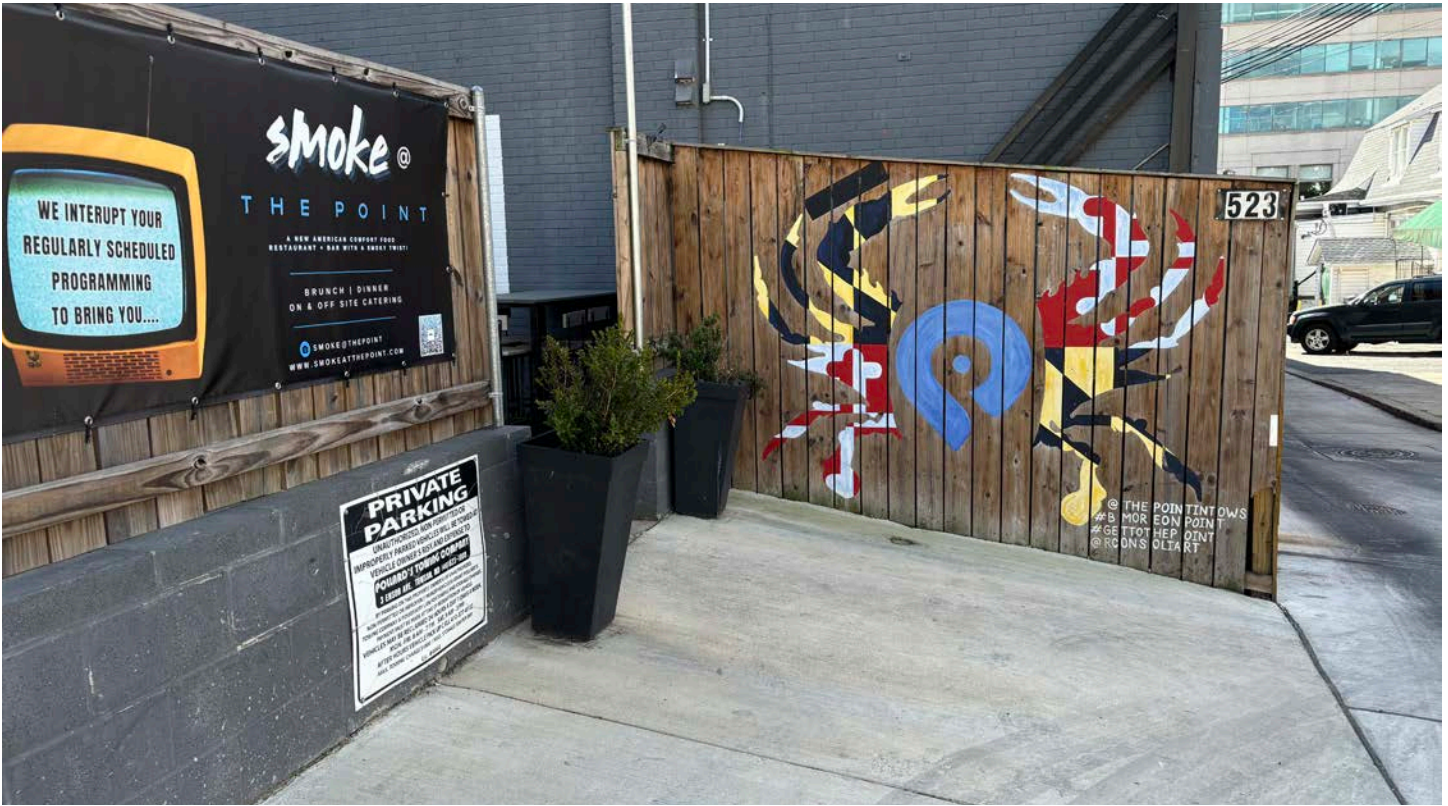
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Photos

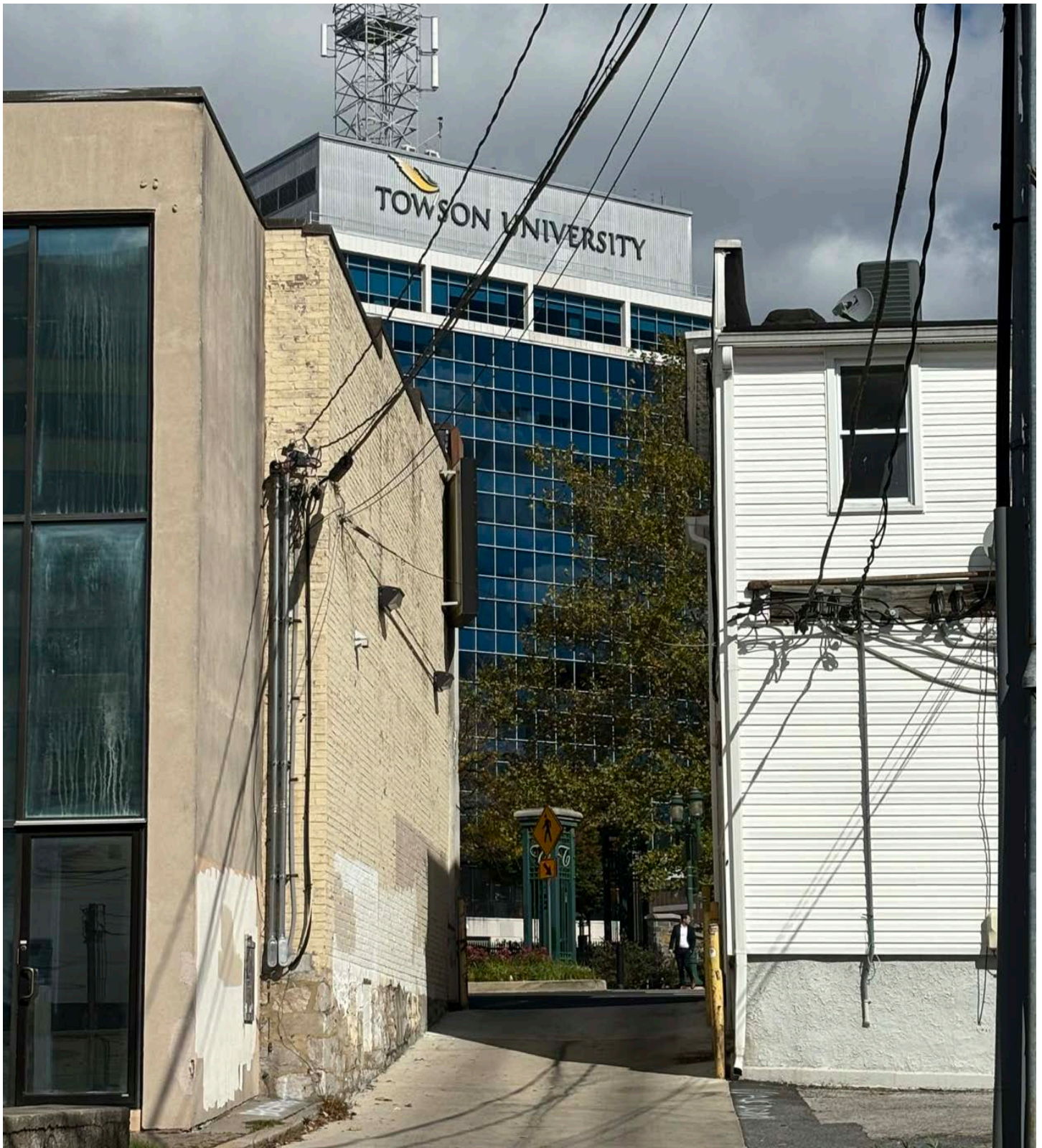


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Photos



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Licenses



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Licenses


**COIN-OPERATED AMUSEMENT DEVICE
CERTIFICATE OF ZONING APPROVAL**
Baltimore County Department of Permits, Approvals and Inspections
410-887-3391
VALID: February 1, 2024 – January 31, 2025

Trade Name of Location THE POINT IN TOWSON

Location Address 523 YORK RD, TOWSON, MD 21204

Type of Zoning BM-DT The above premises is approved for a maximum of FOUR amusement devices.

This approval is conditioned upon proper application and approval of any required change of occupancy and/or building permits.
Additional Comments:




C. Peters
Director

CYM FEBRUARY 14, 2024
Issued By Date

This "use permit" is valid only for the trade name and location defined above and shall be prominently displayed on the above premises with the corresponding amusement device licenses.

90 County **State of Maryland**
License **03219020**



POINT IN TOWSON LLC
THE POINT IN TOWSON
13132 DULANEY VALLEY ROAD
GLEN ARM MD 21057

POINT IN TOWSON LLC
THE POINT IN TOWSON
523 YORK RD
TOWSON MD 21204

03124036
16643587

24

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST	DATE OF ISSUE MO DAY YR
87	802	RESTAURANT	1	50.00	05/03/2024
				ISSUING FEES	2.00
				TOTAL	52.00
					AMOUNT PAID
					52.00

MONTHS PAID: 12

THIS LICENSE MUST BE PUBLICLY DISPLAYED AND EXPIRES ON **APRIL 30, 2025**

ISSUED BY: JULIE L. ENSOR, CLERK OF CIRCUIT COURT
P.O. Box 6754
TOWSON, MARYLAND 21285-6754 (410)887-2607

JRL

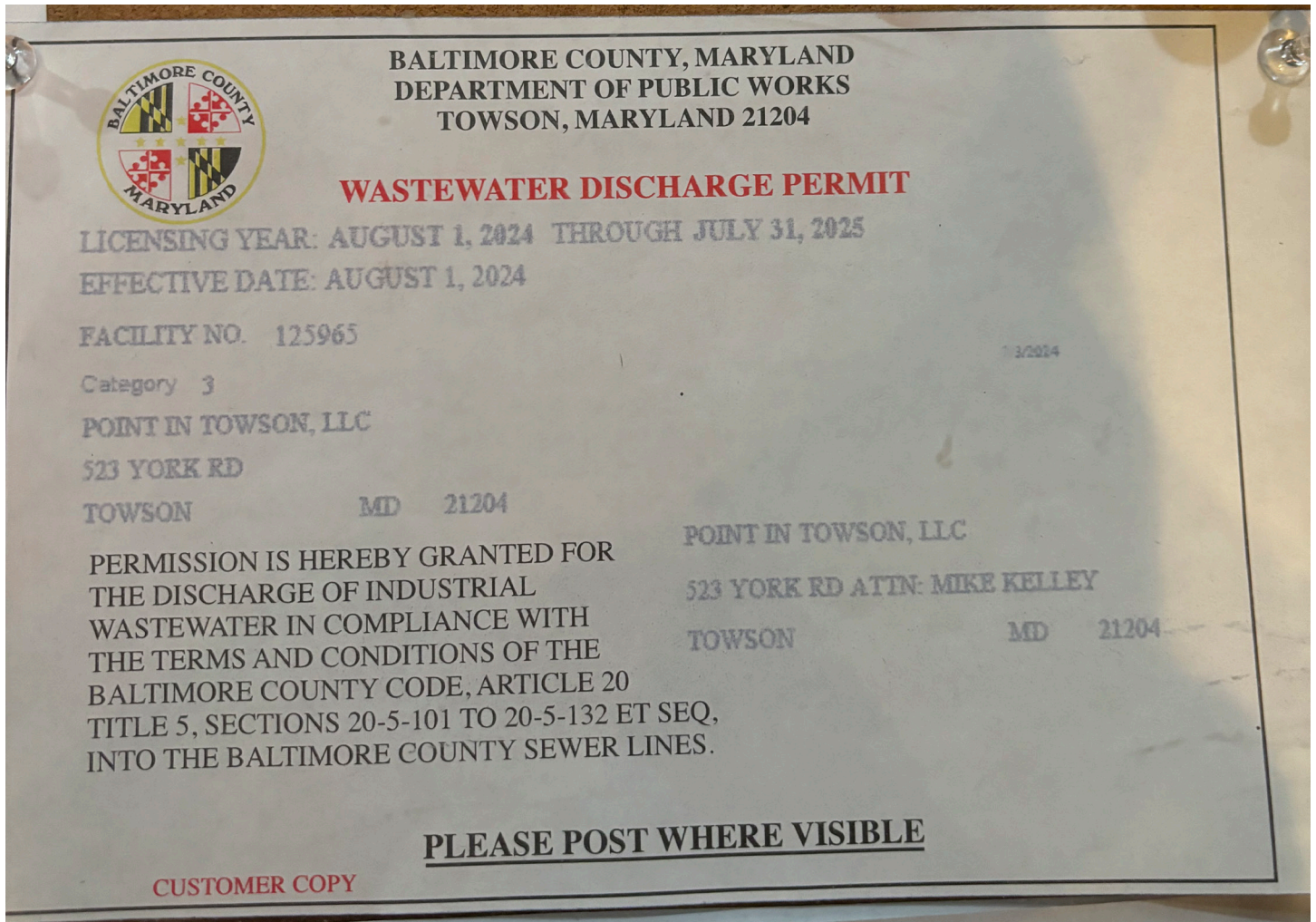


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Licenses

Food Service Facility Permit
Baltimore County Government
Department of Health
Drumcastle Government Center, 6401 York Road, 3rd Floor
Baltimore, MD 21212
410-887-FOOD (3663)



Permit Number: PT0014875
Catering Id No.: C1607-18
Date Permit Issued: 03/29/2024
Permit Valid From Date: 04/01/2024
Annual Expiration Date: 03/31/2025

Record Information
OW0008330-FA0007518-PR0117721
7001-Food-High Priority Facility

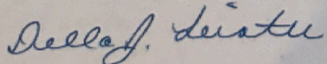
Type of Facility: Restaurant Class: EMP INS-Y

<p>Mailing Name and Address of Owner/Operator Erica Russo 7816 Harbor Rd Pasadena, MD 21234</p>	<p>Facility Name and Address The Point in Towson 523 York Rd Towson, MD 21204</p>
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Certified Food Manager? Yes

Approval Authority

This hereby certifies that the above Food Service Facility is granted permission to operate in Baltimore County in accordance with the laws and regulations of Baltimore County.


Della J. Leister, R.N.
Interim Health Officer

**PERMIT IS NON-TRANSFERABLE AND
SHALL BE POSTED IN A CONSPICUOUS PLACE**

CAPACITY CERTIFICATE
NOT MORE THAN

183 Total
133 Sitting/50 Standing

PERSONS ARE ALLOWED
IN

The Point in Towson
523 York Rd
Towson, MD

AT ANY TIME

BALTIMORE COUNTY FIRE PREVENTION CODE SECTION 1:20.1.5.10.4
PENALTY \$250 TO \$1000

Marcus Johnson 10/17/2017 Stacey Curtis
FIRE CAPTAIN DATE ISSUED FIRE MARSHAL

BALTIMORE COUNTY FIRE MARSHAL'S OFFICE



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Licenses

20240447 (Annual) \$1500.00 (Renewal)

STATE OF MARYLAND
BALTIMORE COUNTY
Board of Liquor License Commissioners
Alcoholic Beverages Law

PAID RECEIPT
BUSINESS ACTUAL TIME
4/11/2024 4/10/2024 15:34:51
REG TR01 WALKIN GAK
>>RECEIPT # 050028 4/10/2024
Dept: 9 902 LIQUOR LICENSE
LIC NO 20240447
LIC. TYPE RENEWAL
Receipt Tot \$ 1,500.00
Baltimore County, Maryland

Beer, Wine and Liquor License. Class "B". (On Sale) Hotels and Restaurants

Baltimore County, to wit:
THIS IS TO CERTIFY, That Erica Russo, Jimmy Chin, Eva Chin, POINT IN TOWSON, LLC
T/A THE POINT IN TOWSON, 523 YORK ROAD, TOWSON, MD 21204

2024 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 consumption on the premises or elsewhere.

The hours during which the privileges conferred by this license may be exercised shall be from 6 A.M. to 2 A.M. on the day following, and on New Year's Eve, when the closing hour is eliminated.

This License shall continue in force until the first day of May next.

4-10-24
002-806-2011-02

Susan R. Shaw
Chairwoman of the Board of Baltimore County

20240447 () \$1500.00 02 Beer, Wine and Liquor License. Class "B". (On Sale) Hotels and Restaurants

Baltimore County, to wit:
THIS IS TO CERTIFY, That Erica Russo, Jimmy Chin, Eva Chin for the use of:
POINT IN TOWSON, LLC T/A THE POINT IN TOWSON, 523 YORK ROAD at: TOWSON, MD 21204



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