

422-426 S. Macon Street, Baltimore, MD 21224

PROPERTY FOR SALE - 5,778 Square Foot Building with Lot



BAR / RESTAURANT WITH INCOME PRODUCING PROPERTY FOR SALE / LEASE

SALE PRICE: \$1,300,000



Property Highlights:

ID: M 100

- Income producing property with bar & restaurant on 1st floor and 3 apartments above
- Fully-equipped kitchen and bar
- All FF&E Included in Sale
- Apartment income \$2,900.00 per month.
- Long-term lease for parking lot
- Ample parking for customers
- Excellent Corner Location
- Zoning: C-1
- Building: 5,778 Square Feet
- Availability: Immediate

Lease:

- \$6,500 per month NNN
- 5-year with a 5-year option
- \$100,000 for liquor license

DEMOGRAPHICS:

| Population | 2 MILE | 5 MILE |
|------------------------|--------|---------|
| 2023 Total Population: | 77,673 | 445,160 |
| Pop. Growth 2023-2028: | -0.5% | -0.4% |
| Average Age: | 37.1 | 37.1 |

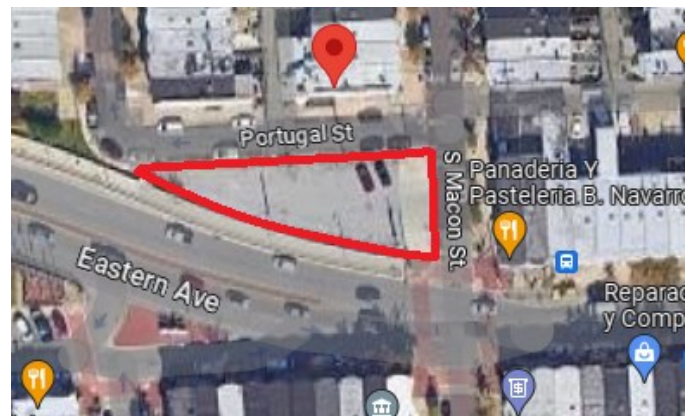
Households

| | | |
|--------------------------|----------|----------|
| 2023 Total Households: | 31,073 | 179,256 |
| Median Household Income: | \$71,698 | \$55,761 |
| Avg. Household Size: | 2.5 | 2.4 |

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DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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