

# RESTAURANT FOR SALE/LEASE

## 902-904 S CHARLES ST

Baltimore, MD 21230

Available: 4,000 SF



### LISTING DATA

**AVAILABLE SF:** 4,000 SF

### ECONOMIC DATA

**SALE PRICE:** Negotiable, Includes income generating restaurant, tenant and apartment rental

**LEASE RATE:** Negotiable. Owner open to flexible structures

### PROPERTY INFORMATION

**COUNTY:** Baltimore City

**MARKET:** Baltimore

**SUBMARKET:** Baltimore Southeast

### BUILDING DATA

**TOTAL BUILDING SF:** 5,542 SF

**YEAR BUILT:** 1900

**YEAR RENOVATED:** 2010

### PROPERTY OVERVIEW

3 fully leased floors of restaurant space/private party areas with bars on the 1st and second floors.

### PROPERTY HIGHLIGHTS

- Includes 7 day liquor license beer/wine/liquor
- Turn key with tables, chairs, restaurant and kitchen equipment
- Located along Federal Hill's "Restaurant Row"
- Includes outdoor seating area for four tables
- Walking distance to Orioles' Stadium and Ravens' Stadium - Huge game day traffic!
- Surrounded by dense, active population - \$121,000 average household income
- First floor windows fully open for an outdoor feel

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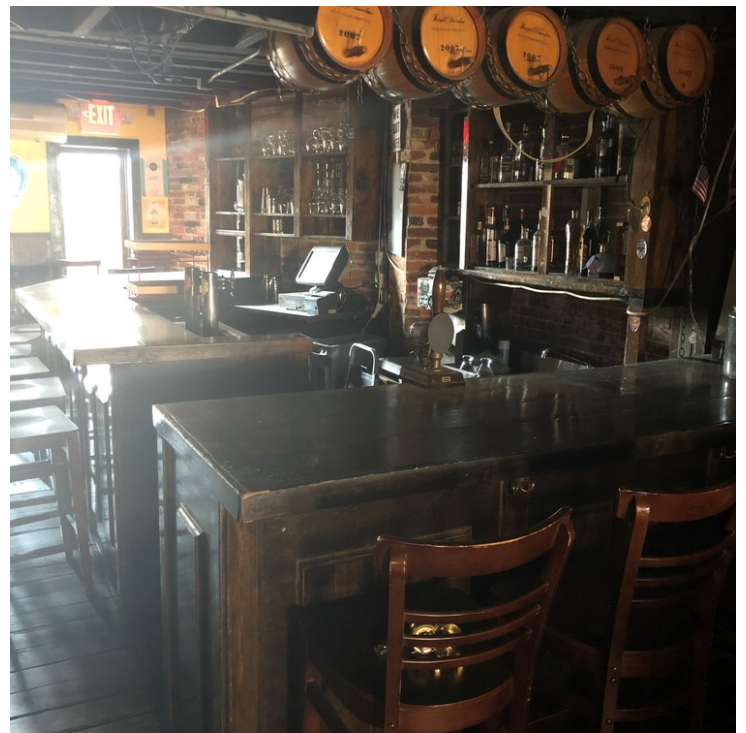
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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