

# For Sale | Real Estate

18 E Cross Street, Federal Hill, Baltimore, MD



## CROSSBAR & SLUSH GARDEN REAL ESTATE FOR SALE

18 E CROSS STREET • FEDERAL HILL • BALTIMORE, MD

A fully built-out, income-producing hospitality property in one of Baltimore's most proven entertainment corridors. Two adjacent concepts, rare liquor licensing, and prime location combine to create a uniquely strong investment opportunity.

### 1. PROPERTY HIGHLIGHTS

- Turnkey hospitality real estate with tenants in place and immediate rental income.
- Two adjacent buildings included, sold together with a BD-7 license (6am–2am, 7 days/week). The subject of this report represents a semi-detached, three-story, bar/restaurant building with approximately 6,712 square feet of gross building area. The improvements are situated on 4,230 square feet of "C1" Neighborhood Business District zoned land. The property is subject to an annual ground rent of \$57.67.
- Capacity ±200.
- Four total bar areas + full commercial kitchen and complete FF&E infrastructure.
- \$2.4M asking price, positioned for long-term stability and appreciation.



## Asking Price \$2,400,000

Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price or withdrawal or further change without notice. Prospective purchasers should conduct their own study to determine the feasibility of the business and property as to their requirements.

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## 2. INTERIOR

- Crossbar: Large beer-hall atmosphere, high ceilings, 32 draft lines, 5 TVs, and flexible seating.
- The Wurst (Speakeasy): Hidden upstairs bar accessed behind a hidden walk-in door; intimate and unique.
- Slush Garden: Stand-alone but connected bar known for frozen cocktails and seasonal overflow.
- Full Kitchen: 10' hood, char broiler, fryers, 6-burner stove, walk-ins, ice machines; high-volume ready.
- Total Configuration: 4 bars, 50 bar seats, ±200 total capacity, event-friendly layout.

## 3. LOCATION VALUE — FEDERAL HILL

- Sits directly in Federal Hill's main dining and nightlife district, steps from Cross Street Market.
- Surrounded by dense residential population, active retail, and constant pedestrian flow.
- Walkable to Inner Harbor, Camden Yards, and M&T Bank Stadium, capturing event-driven traffic.
- Mix of young professionals, long-term locals, and year-round tourism supports consistent demand.
- Immediate access to Fells Point, Canton, Locust Point, Harbor East and South Baltimore give an expanded customer reach.

## 4. WHY THIS ASSET STANDS OUT

- Rare BD-7 liquor license dramatically increases value and limits direct competition.
- Multiple revenue environments (biergarten, speakeasy, frozen cocktails) within one property.
- Low operational friction for new ownership—buildout, kitchen, and infrastructure already in place.
- Strong rental security with existing leases and proven tenant operations.
- Prime entertainment-district placement ensures steady foot traffic and lasting relevance.









