

Fully Equipped Restaurant with Real Estate



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 out door 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.

Asking Price
\$3,999,000

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.



The Restaurant Broker
www.therestaurantbroker.com

P.O. Box 166, College Park, MD 20741 | Contact: 301-345-5562 Email: office@therestaurantbroker.com

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

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.



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The Point

523 York Road, Towson, MD 21204

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- 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

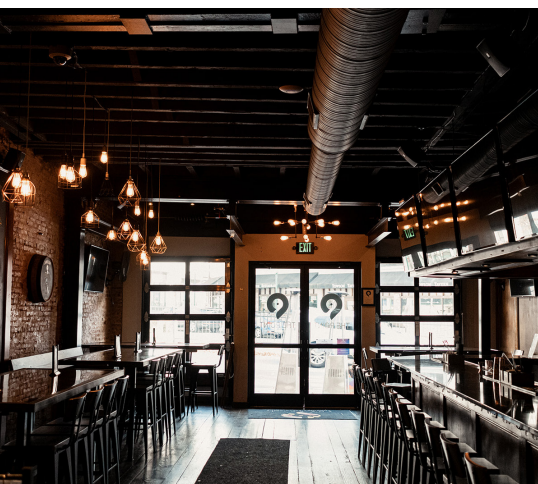
A. Strong Return on Investment

- 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

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.



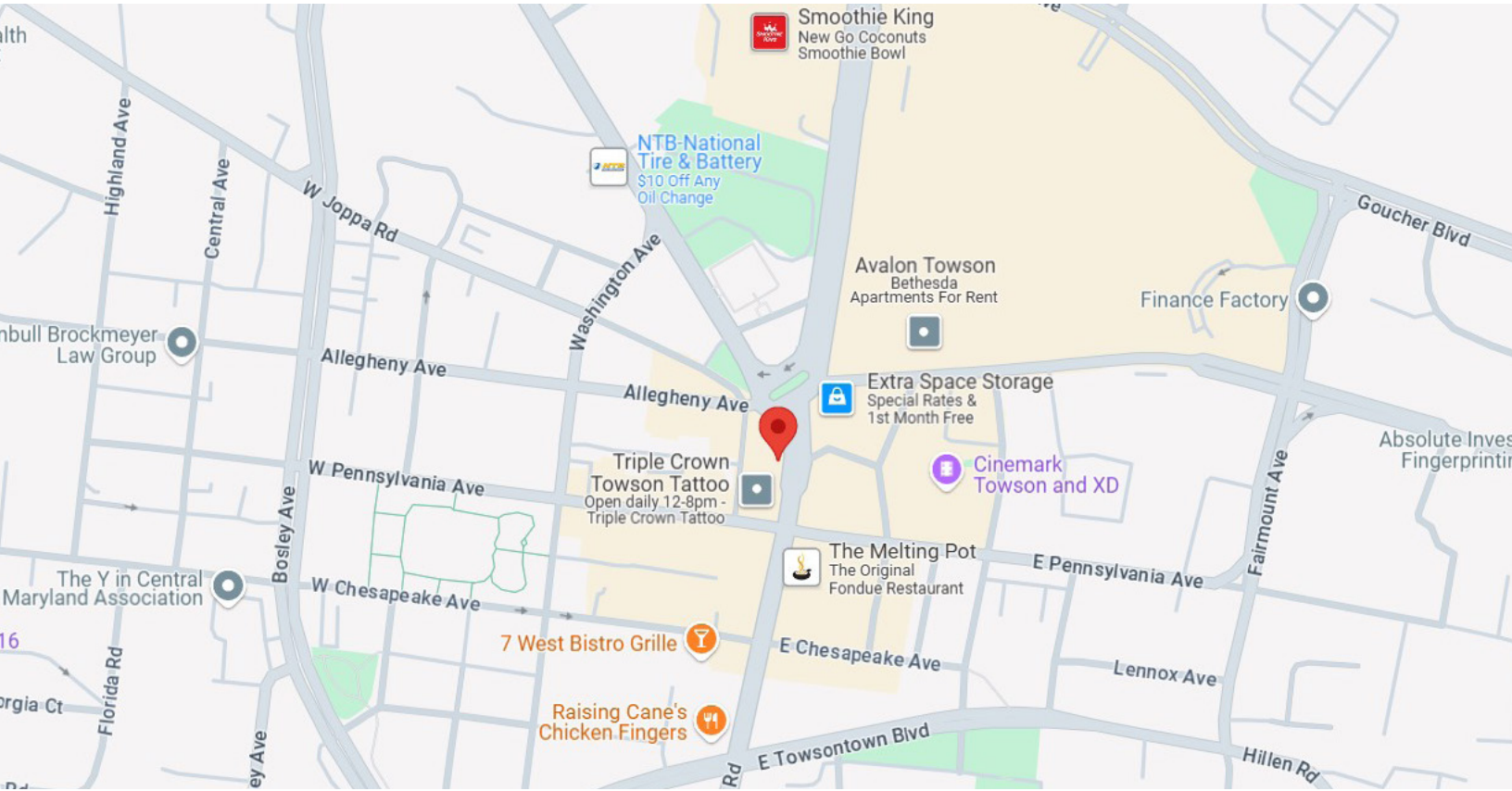
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