

FOR
SALE

RESTAURANT/ BREW PUB DEVELOPMENT OPPORTUNITY

1106 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

26K SF ± ON
5 LEVELS



PROPERTY OVERVIEW

HIGHLIGHTS:

- 26,049 SF ± mixed-use building across 5 levels
- Rare opportunity to purchase the former Brewers Art brew pub restaurant
- Prime Mount Vernon neighborhood location
- Potential for conversion to multi-family
- Levels 2-4 currently contain office space
- Historic 1906 brownstone construction
- Property conveys with a series of brewery tanks and equipment

BUILDING SIZE:	26,049 SF ± (5 LEVELS)
LOT SIZE:	0.13 ACRES ±
YEAR BUILT:	1906
TRAFFIC COUNT:	9,762 AADT (N. CHARLES ST)
ZONING:	C-2 (COMMUNITY COMMERCIAL DIST.)
SALE PRICE:	\$1,600,000

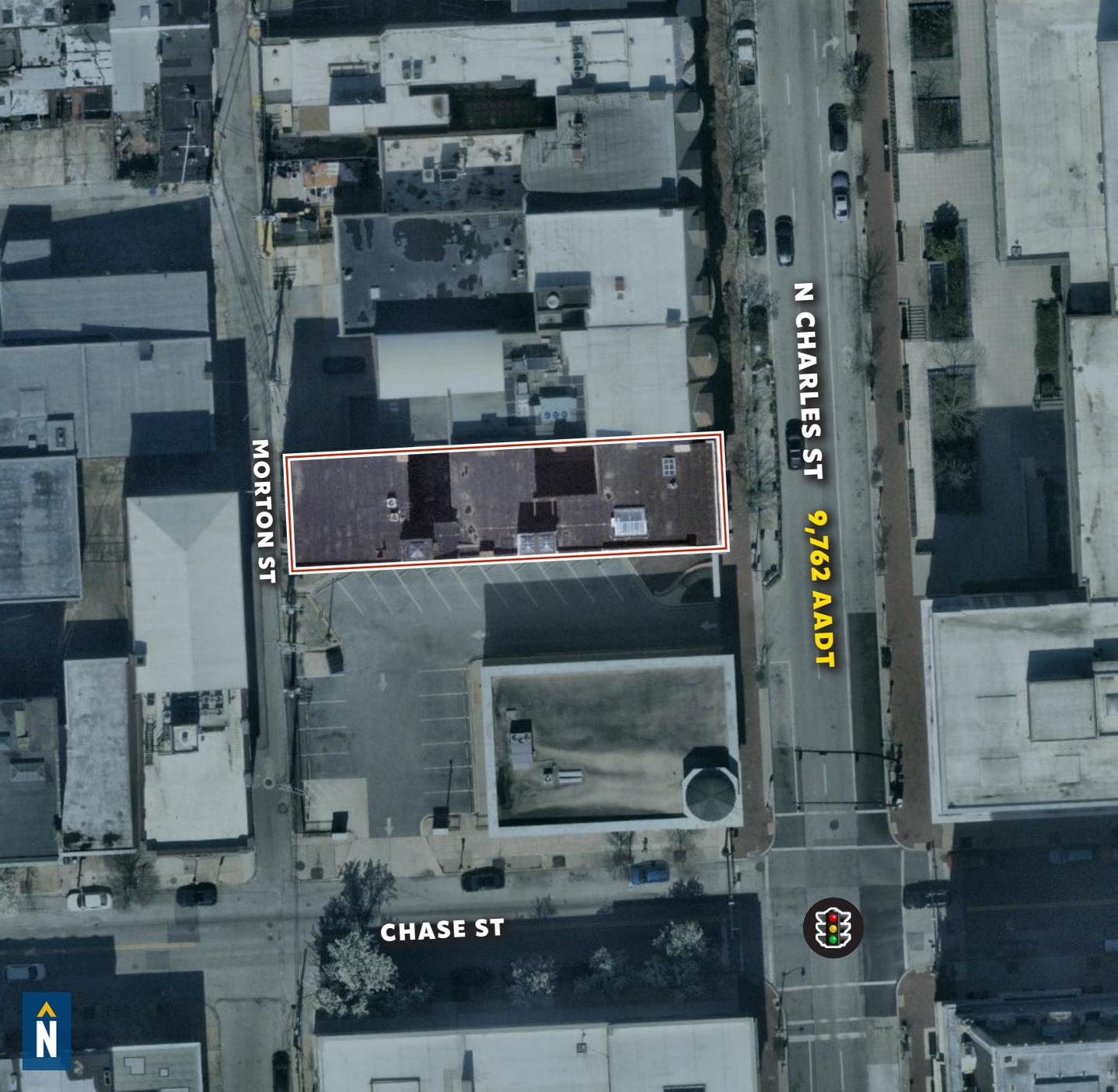


**FORMER
BREW
PUB**



GOOGLE STREET VIEW

AERIAL



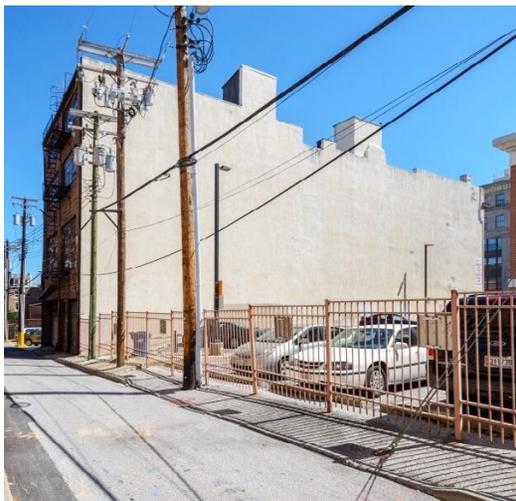
MORTON ST

N CHARLES ST 9,762 AADT

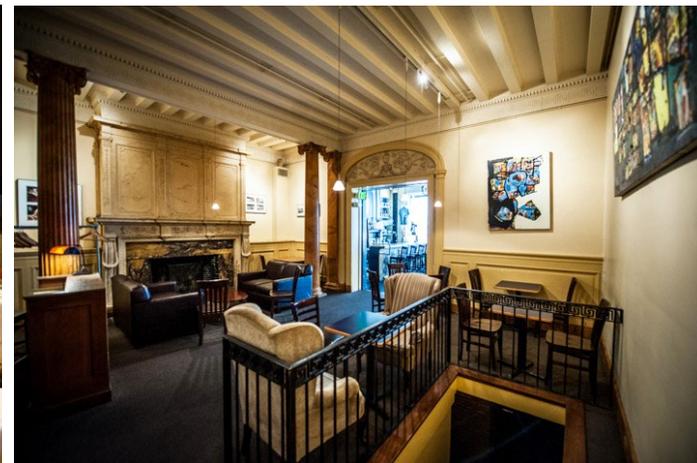
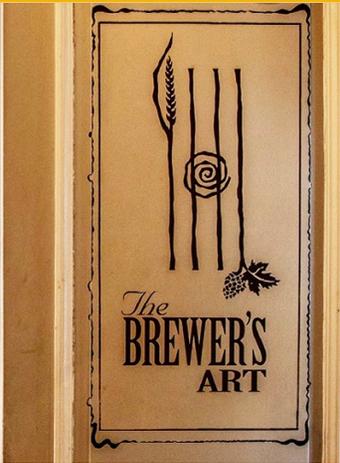
CHASE ST



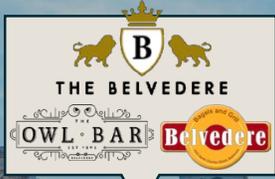
ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



CHASE HOUSE APTS.



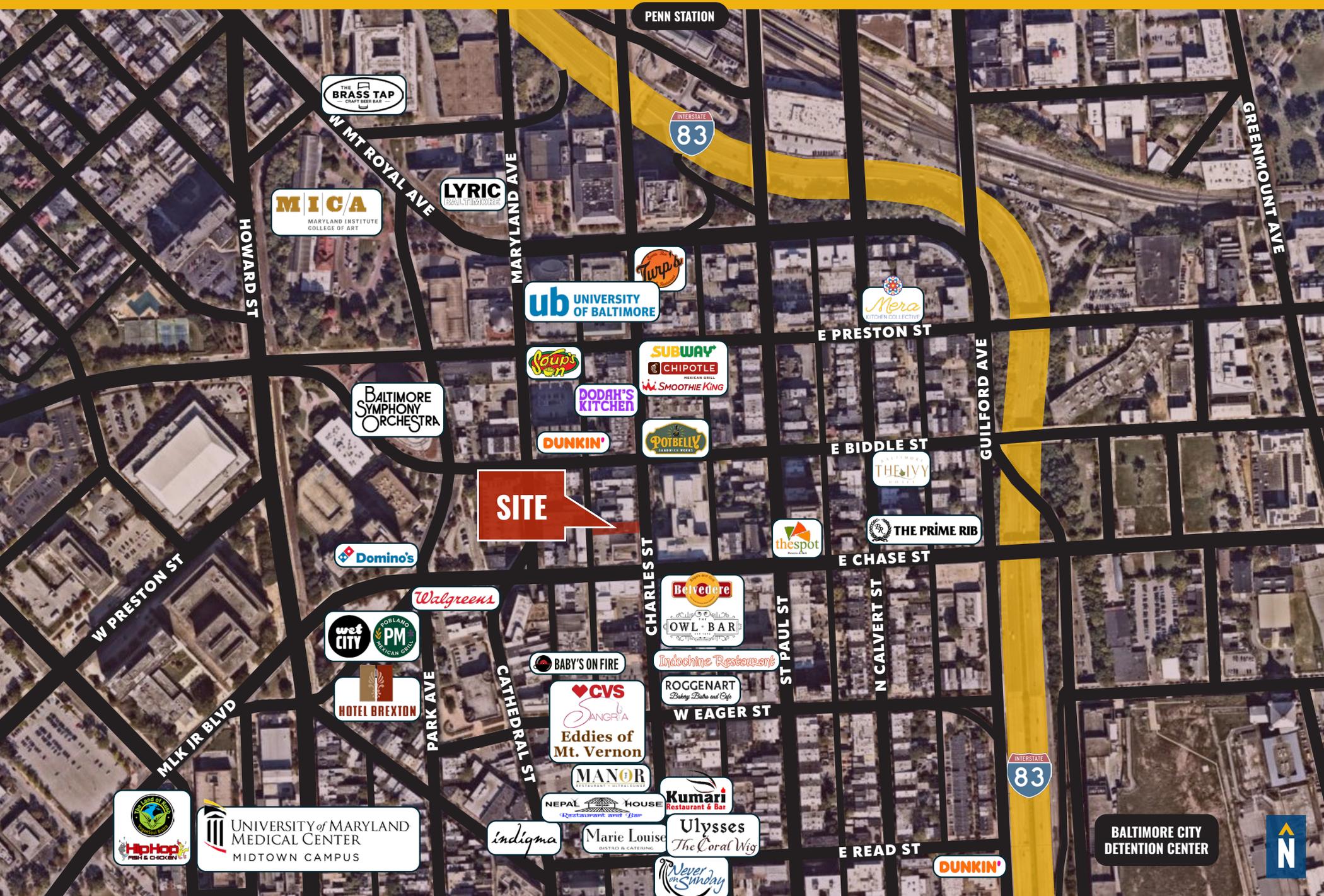
MONUMENTAL LIFE BLDG.



N CHARLES ST
9,762 AADT



MARKET AERIAL



PENN STATION

INTERSTATE 83

GREENMOUNT AVE

THE BRASS TAP
CRAFT BEER BAR

MICA
MARYLAND INSTITUTE
COLLEGE OF ART

LYRIC
BALTIMORE

MARYLAND AVE

HOWARD ST

W MT ROYAL AVE

ub
UNIVERSITY
OF BALTIMORE

WUP
BREWERY

E PRESTON ST

Mera
KITCHEN COLLECTIVE

SOUP
N
DUMPLINGS

SUBWAY

CHIPOTLE
MEXICAN GRILL

SMOOTHIE KING

DODAH'S
KITCHEN

DUNKIN'

POTBELLY
CLASSIC BREADS

E BIDDLE ST

BALTIMORE
SYMPHONY
ORCHESTRA

THE IVY
RESTAURANT

SITE

Domino's

thespot

THE PRIME RIB

E CHASE ST

GUILFORD AVE

W PRESTON ST

Walgreens

wet CITY
POBLANO
PM
MEXICAN GRILL

Benedere
OWL BAR
RESTAURANT & BAR

BABY'S ON FIRE

Indochine Restaurant

CVS
SANGHA'S
Eddies of
Mt. Vernon

ROGGENART
Bakery, Bistros and Cafe

W EAGER ST

HOTEL BREXTON

PARK AVE

CATHEDRAL ST

MANOR
RESTAURANT COLLECTION

NEPAL HOUSE
RESTAURANT and Bar

Kumari
Restaurant & Bar

indigma

Marie Louise
BISTRO & CATERING

Ulysses
The Coral Wig

Never
on Sunday

ST PAUL ST

N CALVERT ST

INTERSTATE 83

HipHop
FINE CHICKEN

UNIVERSITY of MARYLAND
MEDICAL CENTER
MIDTOWN CAMPUS

E READ ST

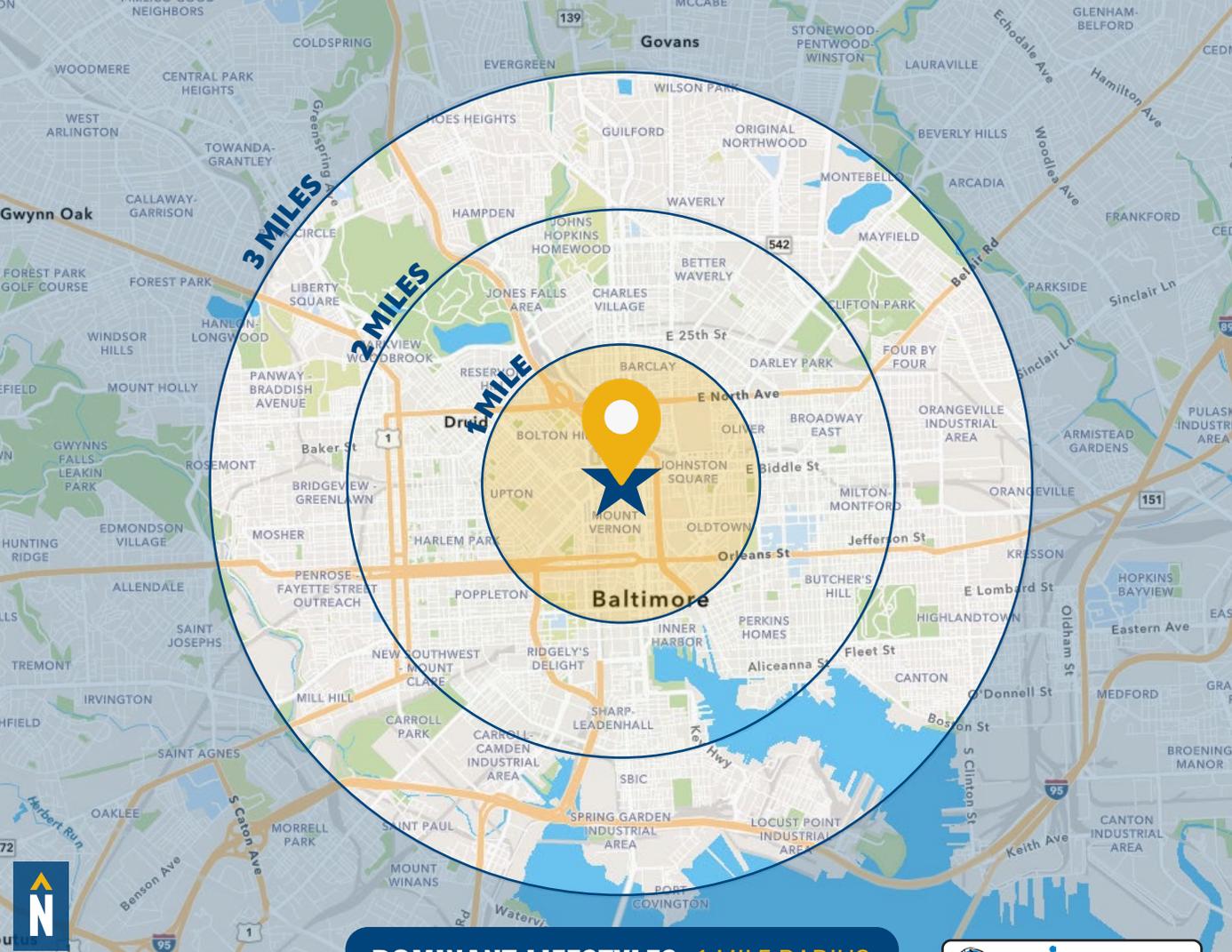
DUNKIN'

BALTIMORE CITY
DETENTION CENTER



DEMOGRAPHICS

2025



DOMINANT LIFESTYLES: 1 MILE RADIUS

[MORE INFO](#)

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



DAYTIME POPULATION



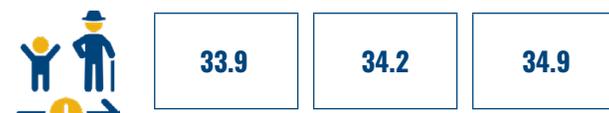
AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

44% METRO RENTERS



These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

15% SOCIAL SECURITY SET



This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

13% INDEPENDENT CITYSCAPES



Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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