



21603 Middletown Rd, Freeland, MD 21053

\$1,825,000

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Bar, liquor store & rentals on 3.26 acres | Zoned BL | 100% occupied

Broker/Agent of Record: Chelsey Hinkle (License: 5021703)



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Listing Added: 07/26/2025

Listing Updated: 12/10/2025

 Brokerage logo

Details

Asking Price	\$1,825,000	Property Type	Retail
Sub Type	Bar, Restaurant, Liquor Store & Rentals with Solar	Tenancy	Multi
Square Footage	6,519	Cap Rate	12.29%
Occupancy	100%	Units	4
Year Built	1920	Buildings	2
Zoning	BL (Business Local)	Lot Size (acres)	3.262
Parking (spaces)	105	APN	06-1700002381; 0064



Marketing Description

Bar & Restaurant Inclusions

- 96-seat indoor bar and dining area
- 2 pool tables, jukebox, bowling arcade game,
- 2 brand new hoods, salad bar, steamer, convection oven, Hobart dishwasher
- 2 deep fryers, paging system, and Toast POS system
- 2 men's bathrooms, 2 women's bathrooms, and 1 unisex bathroom
- Solar panel system on roof (included)
- Liquor license included (transfer subject to approval)
 - Class D License: On- and off-premise sales
 - Alcohol service permitted 7 days a week, including Sundays

Liquor Store

- Located within main building with separate entrance
- POS system, coolers, shelving included
- Inventory conveys with sale

Residential Rentals

Apartments (above liquor store):

- Unit 1: 2 bed / 1 bath
- Unit 2: 1 bed / 1 bath
- Unit 3: 1 bed / 1 bath

Detached House:

- 2 bed / 2 bath

Lease Terms: All month-to-month | Utilities: Tenant-paid

Tenant Parking: 2 allocated parking spots per unit

Zoning & Future Use Opportunities

Zoned BL (Business Local), allowing a wide variety of current and future uses:

- Retail sales (e.g., boutique, convenience, specialty shop)
- Personal services (e.g., salon, fitness studio, dry cleaner)
- Restaurants, taverns, cafés
- Banks or financial services
- Office space
- Food store or small grocery
- Medical or dental clinic

- Arcade or gaming center
- Hotel or motel
- Theatre
- Car wash or service garage
- Funeral home
- Golf facilities (e.g., driving range)
- Animal boarding

Property Details

- General Use: Bar/Tavern | County: Baltimore County, MD
- 2024 Assessed Value: \$503,600 | Est. Annual Property Tax: \$5,136
- Roof: Replaced 5 years ago | Furnaces: All replaced in 2024
- Water & Sewer: Private well and septic onsite; septic is pumped monthly
- Tax ID: 06-1700002381 | Map/Grid/Parcel: Map 0001 / Grid 0023 / Parcel 0064



Investment Highlights

- Fully operational turnkey bar, restaurant, liquor store, and rental units
- Four rental units (3 apartments and 1 house) - fully occupied
- Installed solar system conveys with sale
- Multiple passive income streams: games, 2 pool tables, ATM, lottery, and juke box commissions
- Ideal for owner-operator or investor

Location (1 Location)

Property Photos (92 photos)







