

FELLS POINT | BALTIMORE

708 S. BOND STREET

THE REAL ESTATE BEHIND A FELLS POINT LANDMARK

Long-time home of One-Eyed Mike's | Business and liquor license excluded

MIXED-USE COMMERCIAL OPPORTUNITY

Approx. 3,100 SF featuring a main commercial level, two apartment-configured upper floors, lower-level storage with interior and exterior access, and a private rear courtyard.

REAL ESTATE OFFERING ONLY - NO LIQUOR LICENSE CONVEYS

TOWLES & ASSOCIATES | COMPASS

FELLS POINT MIXED-USE OPPORTUNITY

LOCATION. SCALE. COURTYARD. FLEXIBILITY.



INVESTMENT HIGHLIGHTS

- **Approx. 3,100 SF**

Meaningful mixed-use scale in one of Baltimore's most established historic districts.

- **Main-Level Commercial**

Existing hospitality layout with strong street-level identity.

- **Private Courtyard**

A valuable outdoor amenity that expands the experience beyond the interior footprint.

- **Upper-Level Optionality**

Second and third floors are apartment-configured and currently used for storage.

- **Lower-Level Storage**

Dedicated storage space with both interior and exterior access.

THE VALUE IS IN THE ADDRESS - AND WHAT THE BUILDING CAN BECOME

708 S. Bond Street sits just off the core Fells Point commercial corridors, close to Thames Street and Broadway while retaining the intimacy of a true neighborhood destination. The property has long operated as a hospitality venue, but this offering is intentionally about the real estate: a distinctive mixed-use building with established commercial character, a generous enclosed courtyard, and upper-floor space that creates multiple paths for an owner-user or investor. The building is in fair condition and should be evaluated as a value-add opportunity where location, scale, outdoor space, and flexible configuration drive the story.

FOUR LEVELS. MULTIPLE PATHS FOR VALUE.

THIRD FLOOR

Apartment-configured upper level; currently used as storage.

SECOND FLOOR

Apartment-configured upper level; currently used as storage.

MAIN LEVEL

Commercial hospitality space with bar, dining/service areas, and courtyard access.

LOWER LEVEL

Storage space with both interior and exterior access.

REAL ESTATE OPTIONALITY

The existing layout supports a straightforward owner-user story today and a broader repositioning story tomorrow. A buyer may choose to preserve the commercial identity of the main floor, modernize the hospitality concept, or explore activation of the upper levels for residential or ancillary use. The courtyard adds another dimension to the property, enhancing both functionality and hospitality potential.



Buyer should independently verify zoning, permitted uses, occupancy status, residential unit legality, code compliance, licensing requirements, and feasibility of any redevelopment or change of use.



THE COURTYARD CHANGES THE EQUATION

A private, enclosed outdoor environment that extends the usable hospitality footprint.

POSITION THE PROPERTY, NOT THE PAST

The strongest buyer story for 708 S. Bond Street is not a transfer of the existing business. It is the opportunity to control a recognizable piece of Fells Point real estate and determine the next chapter. The building offers the bones of an established hospitality use, the flexibility of upper-level space, and a courtyard that creates a compelling indoor-outdoor experience. For restaurateurs, neighborhood operators, owner-users, or investors willing to improve the asset, the address offers a strong platform for long-term ownership in the heart of Fells Point.

OWNER-USER

Acquire the building and create long-term control over occupancy costs and brand environment.

HOSPITALITY

Leverage an existing restaurant/bar layout and a memorable outdoor courtyard, subject to licensing.

MIXED-USE

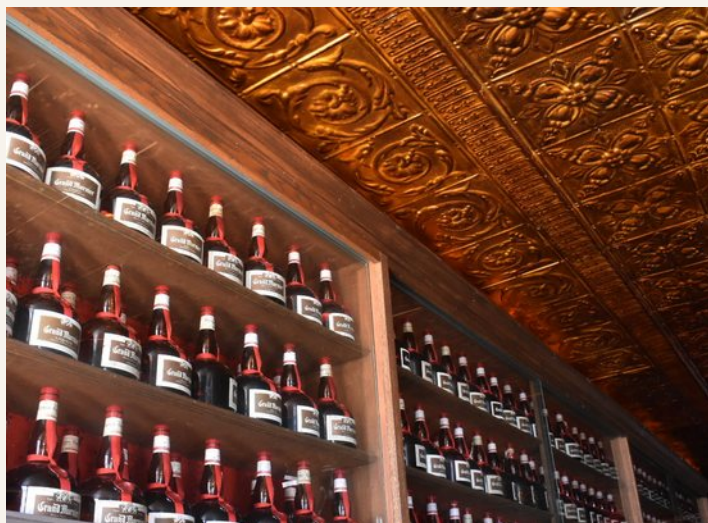
Evaluate upper-floor residential activation or other complementary uses, subject to approvals.

OWN THE ADDRESS. SHAPE THE NEXT CHAPTER.

708 S. Bond Street gives the next owner a tangible foothold in the heart of Fells Point - with room to operate today and a clear case for strategic reinvestment over time.

EXISTING COMMERCIAL INFRASTRUCTURE

Seller-provided inventory reflects a substantial existing restaurant equipment package on site.



ON-SITE EQUIPMENT SNAPSHOT

- 2 Moffat convection ovens
- 4 Avantco induction cookers
- 30-inch flat-top griddle
- 30-inch True refrigerator
- Low-boy / worktop reach-in refrigerator
- Hoshizaki freezer
- 4 prep tables
- 9 low-top dining tables
- 28 dining room chairs
- 18 bar stools
- 50-inch bottle cooler
- Single-door refrigerator
- Hoshizaki ice machine
- Walk-in cooler

Seller inventory notes all listed equipment is electric.

TRANSACTION POSITIONING

- Real estate offering only; no liquor license conveys.
- The current business, trade name, bottle club, goodwill, and operating entity are not represented as part of this offering.
- Personal property and equipment are not represented as included unless specifically stated in a final contract.
- Property condition is fair; buyers should underwrite improvements and conduct independent due diligence.

PRIVATE TOURS & OFFER INFORMATION: TOWLES & ASSOCIATES | COMPASS