



CLARITY
COMMERCIAL
REAL ESTATE

3101 E. BALTIMORE ST
BALTIMORE, MD 21224



**2ND GENERATION RESTAURANT
FOR SALE / LEASE**

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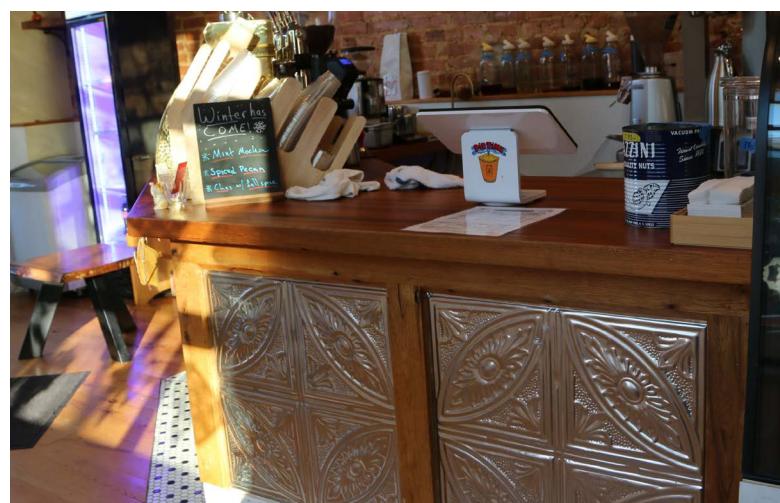
CLARITY COMMERCIAL REAL ESTATE
443-CRE-1054
210 S. Collington Ave | Baltimore, MD 21231
www.claritycre.com

Property Overview

- » **SF:** 2,867 SF which includes the first floor and full height basement
- » **First floor:** 1,011 SF
- » **Basement:** 1,006 SF
- » **2nd Floor Apartment:** +/- 850 SF
- » **Real Estate Taxes:** \$1.92/SF
- » **Property Insurance:** \$1.26/SF
- » **Sale:** \$775,000
- » **Lease:** \$22.00/SF, NNN

Property Features

- » **Renovated:** 2019, full gut rehab
- » **Power:** 400 Amps
- » **2nd Floor:** Currently a 2-bedroom apartment but could be converted to add dining seats
- » **Zoning:** R-8
- » Kitchen equipment conveys (10' Vented Hood, walk-in freezer/ refrigerator, grease trap, 3-compartment sink, and dumbwaiter)
- » Upgraded finishes throughout, including roll-up glass windows, Tin ceiling, a custom butcher block countertop, exposed brick wall, floor drains.



Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.

Under The Hood

Item	Model
Convection Oven	Vulcan 50,000 btu double door convection oven on casters and legs
4 Burner Stove/Oven	Sunfire 24 in open burner stove and conventional oven 145,000 btu
Deep Fyer	Admiral craft black diamond fryer 35-40lb capacity, thermostatic 90,000 btu
Flat Top Griddle	Avantco 36in 90,000 btu
Turbo Chef	Turboche (used) Merrychef

Behind The Bar

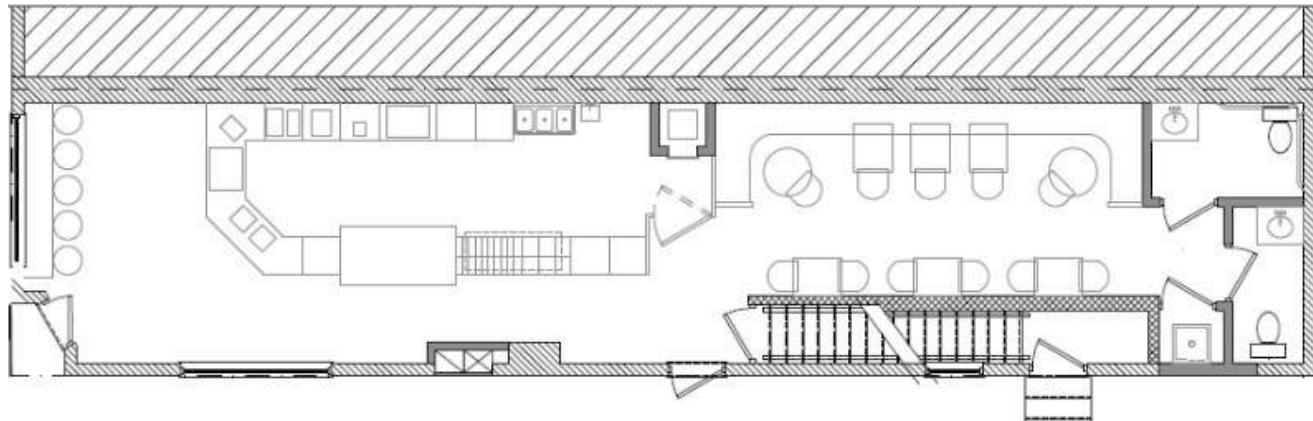
Item	Model
Ice Machine	Hoshizaki Undercounter (used)
Kegerator	Summit Dual Tap
Reach in Fridge	Beverage Air Single Door (used)
Warming Case	Vollrath 36' Curved Heated Display
Pastry Case	Federal 36' Curved Glass Refrigerated Display
Coffee Brewer	Marco Jet Coffee Brewer
Espresso Machine	Victoria Arduino Athena Leva 3 group
Espresso Grinder	Eureka Olympus 75mm
Decaf Espresso Grinder	Mazzer Mini
Drip Coffee Grinder	Mazzer Super Jolly

In Cafe

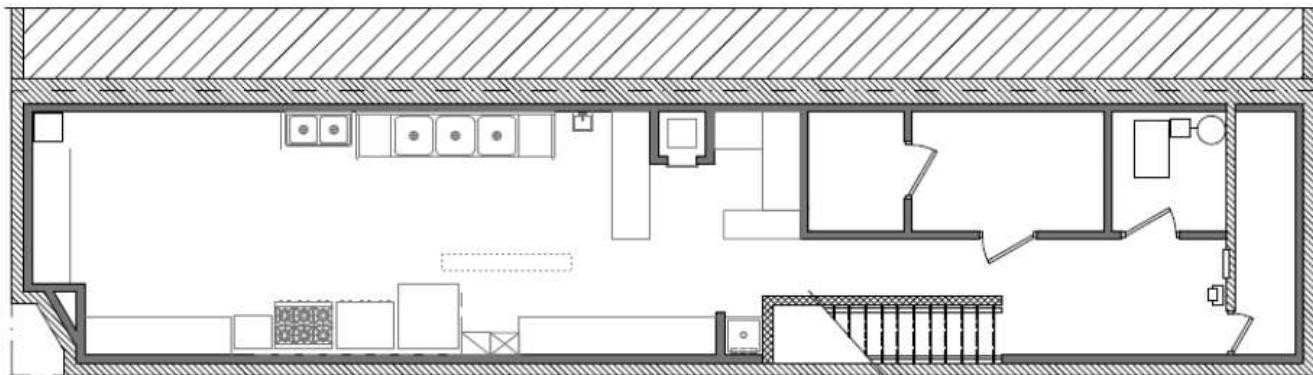
Item	Model
Chest Freezer	Excellence Commercial Model MC-2HC
Standing Display Fridge	Avantco Single Door Display fridge



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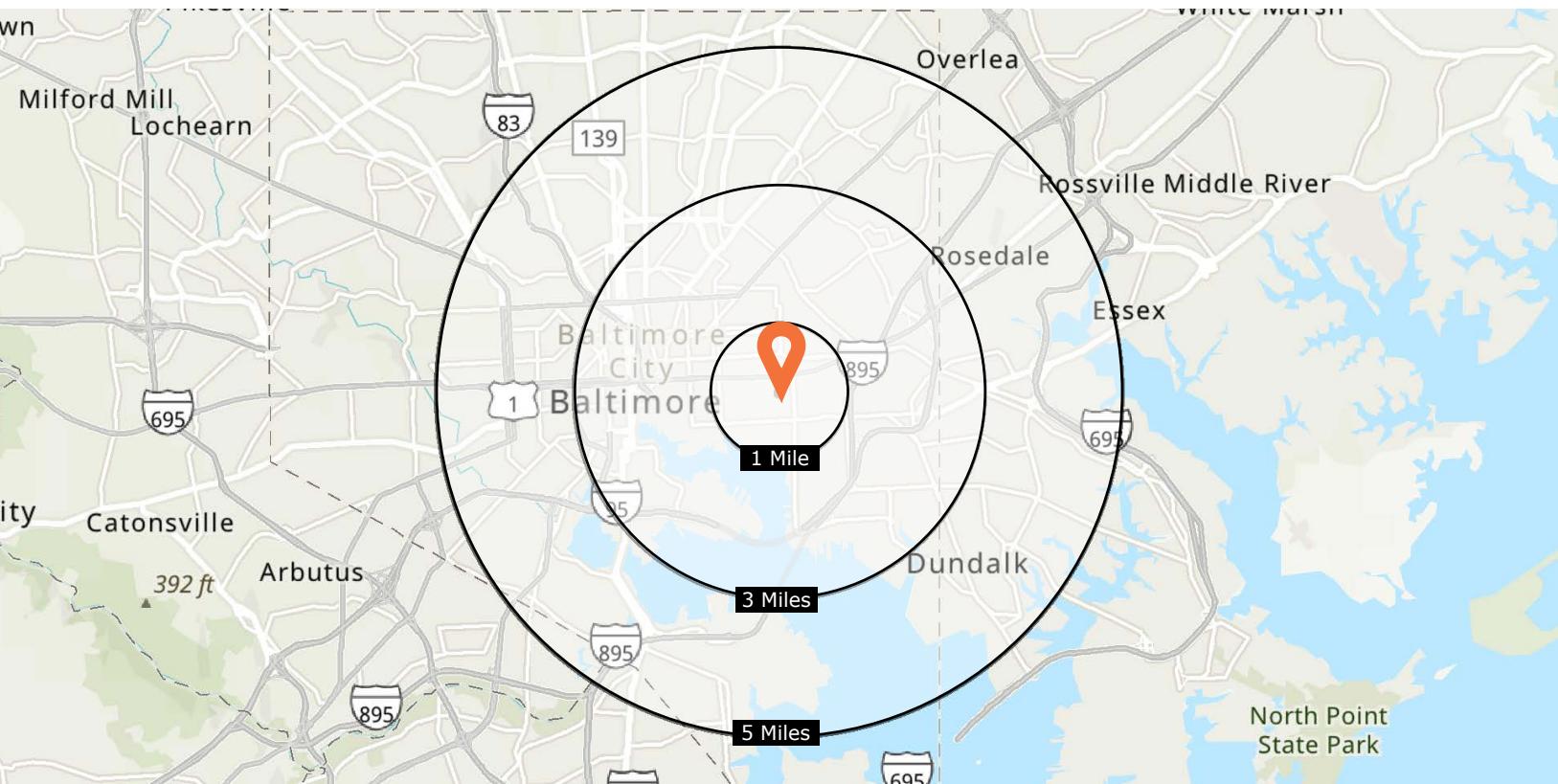


First Floor



Basement

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2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	47,117	206,715	481,077
Households	21,589	97,617	211,317
Families	9,446	41,051	101,696
Average Household Size	2.17	2.07	2.20
Median Age	33.1	34.3	35.8
Median Household Income	\$97,376	\$67,470	\$63,806
Average Household Income	\$123,194	\$96,499	\$89,264

KEY FACTS



21,315
TOTAL BUSINESSES



294,803
TOTAL EMPLOYEES

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	46,073	206,757	476,350
Households	21,640	100,123	213,399
Families	9,382	41,447	101,550
Average Household Size	2.12	2.02	2.16
Median Age	33.5	35.0	36.9
Median Household Income	\$108,019	\$73,722	\$69,514
Average Household Income	\$135,362	\$105,971	\$98,499



\$63,806
MEDIAN HH
INCOME

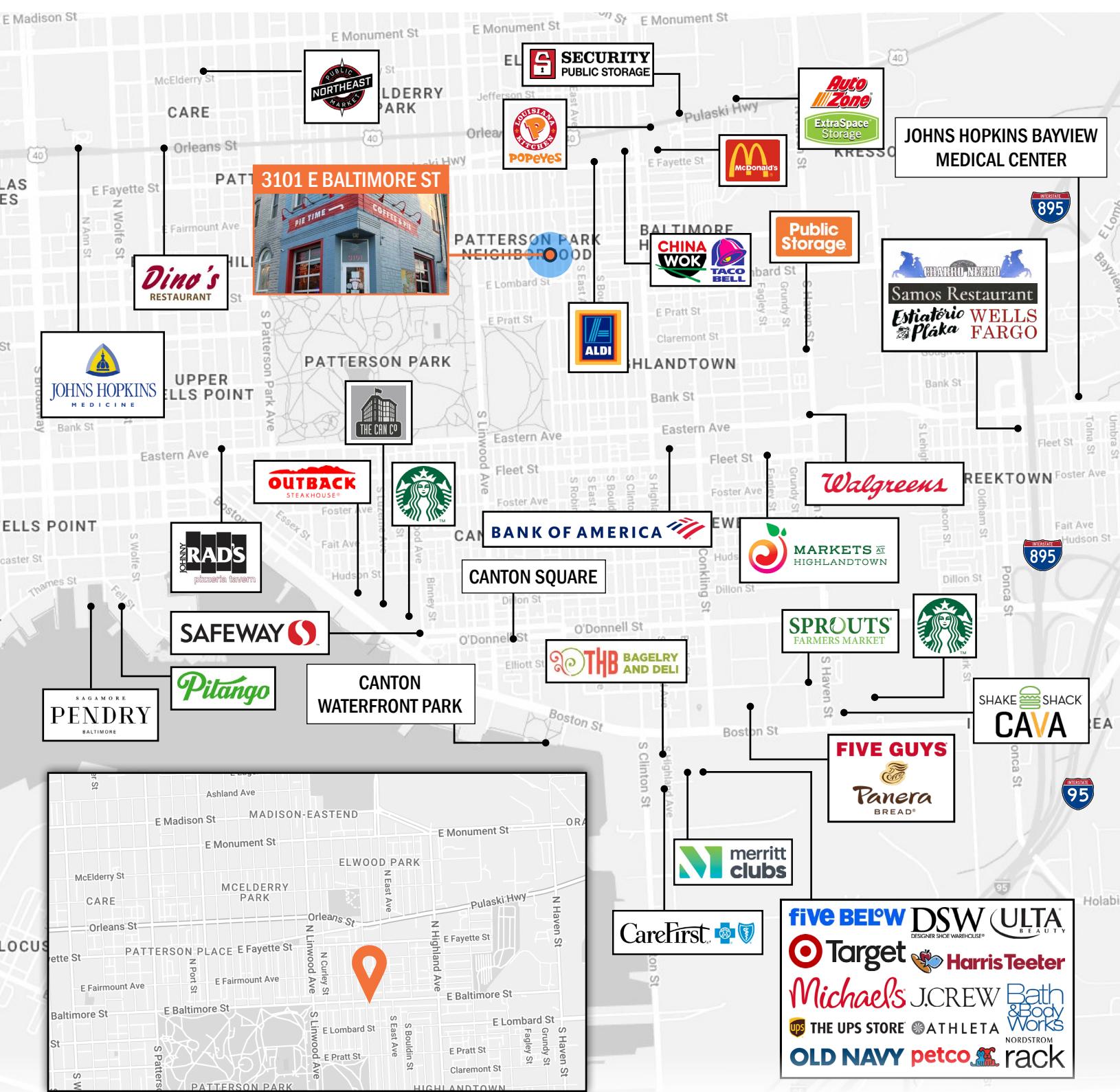


\$39,352
PER CAPITA
INCOME



\$68,451
MEDIAN NET
WORTH

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