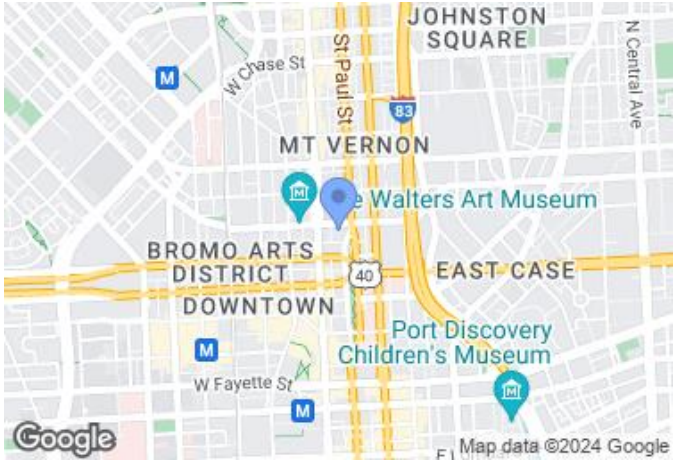




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Client Full

15 E Centre St, Baltimore, MD 21202 Active Commercial Sale \$890,000



Recent Change: 01/29/2024 : New Active : ->ACT

MLS #:	MDBA2111924	Available SqFt:	5,625.00
Tax ID #:	0311110552 005	Price / Sq Ft:	158.22
Ownership Interest:	Fee Simple	Business Use:	Banquet Facility/Lodge, Other, Other/General Retail, Restaurant/Bar
Sub Type:	Sports and Entertainment	Year Built:	1900
Waterfront:	No		

Location

County:	Baltimore City, MD	School District:	Baltimore City Public Schools
In City Limits:	Yes	Election District:	11
Municipality:	Baltimore City		
Legal Subdivision:	Ward 11		

Taxes and Assessment

Tax Annual Amt / Year:	\$15,438 / 2023	Tax Assessed Value:	\$654,167 / 2023
County Tax:	\$733 / Annually	Imprv. Assessed Value:	\$550,300
City/Town Tax:	\$14,706 / Annually	Land Assessed Value:	\$76,000
Clean Green Assess:	No	Land Use Code:	C
Zoning:	OR-2	Block/Lot:	0552 / 005

Commercial Sale Information

Business Type:	Banquet Facility/Lodge, Other, Other/General Retail, Restaurant/Bar	Potential Tenancy:	Multiple
		Building Area Total:	5,625 / Assessor

Building Info

Building Units Total:	1	Construction Materials:	Brick
Building Total SQFT:	5,625 / Assessor	Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT: 0.05a / 2173sf / Assessor

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces: 0 Features: On Street

Interior Features

Interior Features: Accessibility Features: Other

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Central, Forced Air; Heating Fuel: Electric; Hot Water: Other; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Location! Location! Location! EXCELLENT INVESTMENT OPPORTUNITY! Renovated Restaurant/Lounge/Entertainment Building in the heart of Baltimore City's Mount Vernon Historic District! DESCRIPTION: The main 1st level has a bar with a restaurant seating area and a commercial kitchen

w/hood. The upper 2nd level also has a bar with restaurant seating areas. The upper 3rd level has entertainment and lounge areas. Upper 4th level hosts employee/management offices, break area and storage. The basement provides additional storage and a large walk-in cooler. All the furniture, fixtures and equipment convey with property. IMPROVEMENTS: Formerly "Flavor" and "Midtown BBQ and Brew". The property has 19' of frontage on E Centre St and a depth of 108'. It is improved by a beautifully renovated 4-story Masonry building with approx. 5,800 sq. ft. GLA (approx. 5,625 sq ft above grade). The first, second, and third levels are used as restaurant/lounge/entertainment space with the fourth level and basement used as office & storage areas. The property is zoned OR-2 (Office/Residential Zoning District), Site influence: Commercial. LOCATION DESCRIPTION: Mount Vernon cultural district is designated a National Landmark Historic District and a city Cultural District. It boasts stunning 19th century architecture and well kept parks. Being close to downtown, Mount Vernon is well-served by public transit and is blocks from Light Rail. The neighborhood is home to a mix of residential and institutions, including the Peabody Conservatory (directly across the street), Walters Art Museum, University of Baltimore, Maryland Historical Society, Maryland Institute College of Art, Joseph Meyerhoff Symphony Hall, Baltimore School for the Arts, Lyric Opera House, Center Stage & much more! Walk Score:99/100 Walker's Paradise; Transit Score:100/100 Rider's Paradise; Bike Score:78/100 Very Bikeable. Surrounded by an abundance of fine dining, shopping, museums, cultural and historical sites, and entertainment options in every direction. Easy access to I-83 (JFX), I-95, and other major routes, Metro, Johns Hopkins Hospital, University of Maryland Baltimore, Baltimore Penn Station and more. Excellent opportunity with endless possibilities in a PRIME LOCATION that can't be beat! You Won't Want to Miss this one, make an appointment to see it today!

Directions

See Google Maps

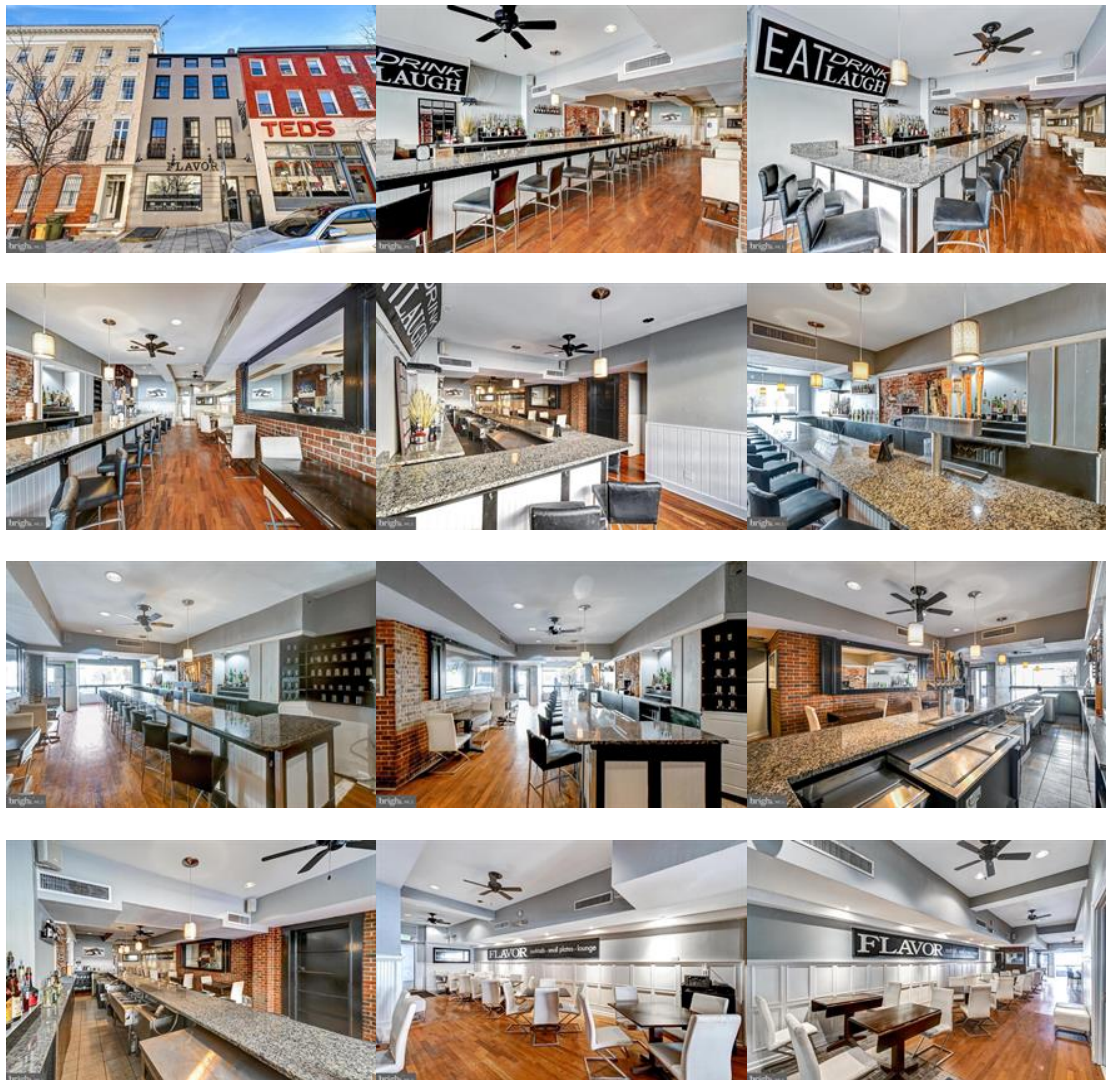
Listing Details

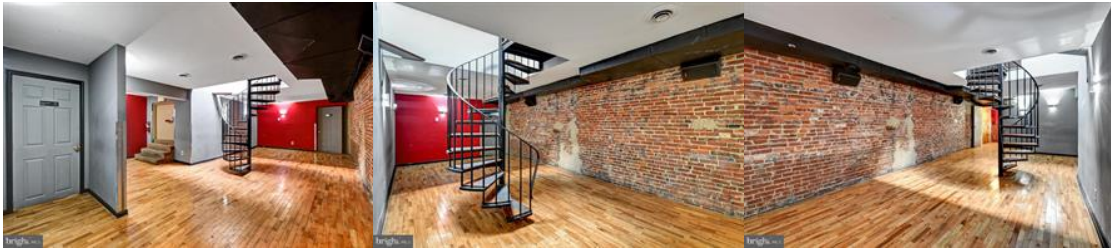
Original Price:	\$890,000	DOM:	4
Sale Type:	Standard	Listing Terms:	All Negotiation Thru Lister
Listing Term Begins:	01/01/2024		
Possession:	Settlement		

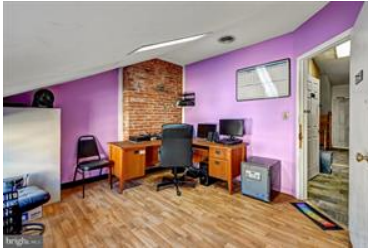
Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No









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