

# FOR SALE

Baltimore City, Maryland

## RETAIL/RESTAURT SPACE: DOWNTOWN BALTIMORE

44 SOUTH STREET | BALTIMORE, MARYALND, 21202

### AVAILABLE

5,950 sf ±

### LOT SIZE

4,450 sf

### ZONING

C-5 DC

### TRAFFIC COUNT

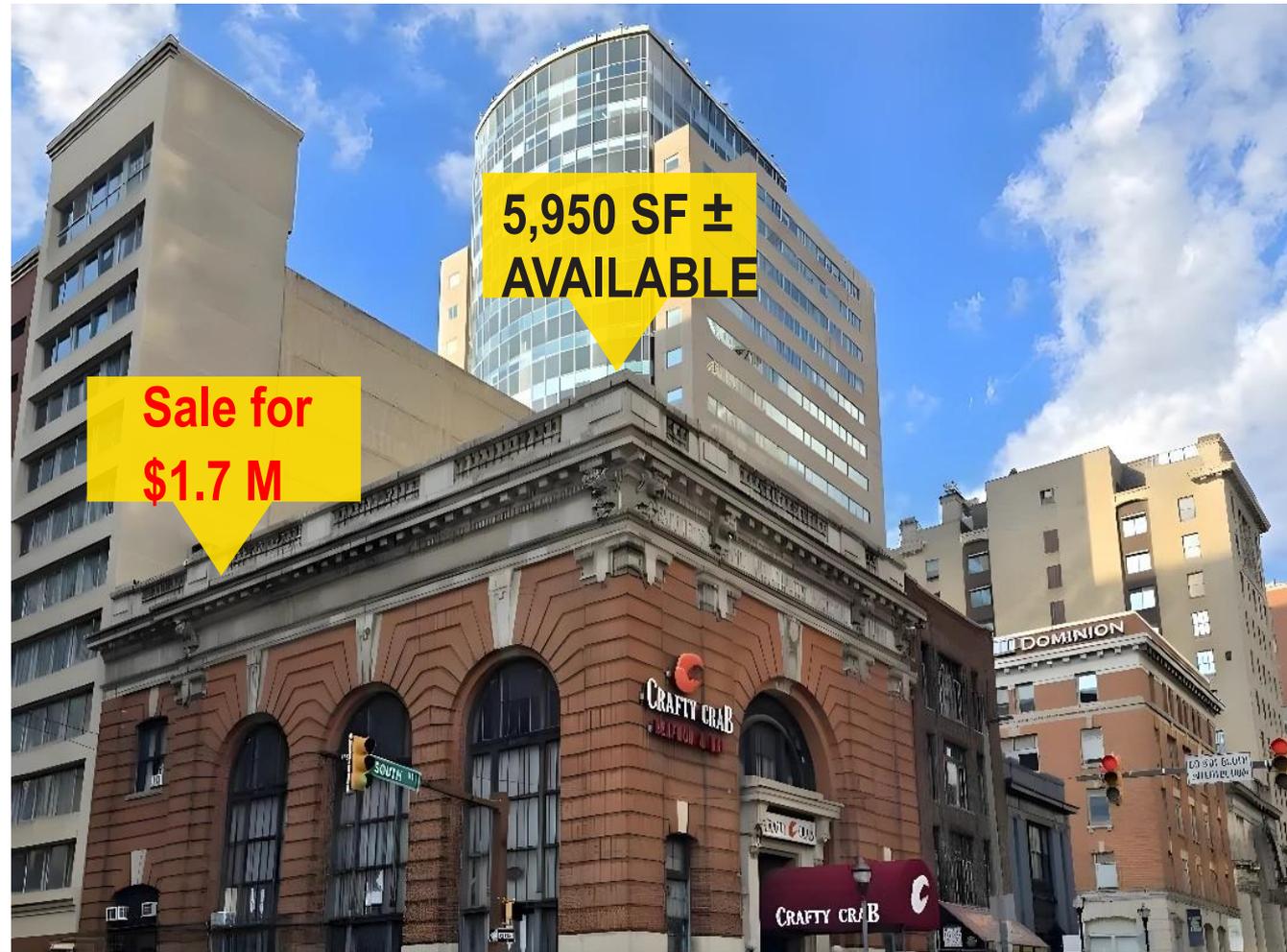
32,974 AADT (E Lombard St)

### SALE PRICE

\$1,700,000

### HIGHLIGHTS

- ▶ Iconic “Crafty Crab” restaurant building for sale
- ▶ 2<sup>nd</sup> Generation restaurant with commercial kitchen
- ▶ Furniture and Class B Liquor Licence available
- ▶ Located in the heart of Downtown Baltimore’s Central Business District and 1 block from the Inner Harbor
- ▶ Tremendous corner exposure at South Street and East Lombard Street



**Independent  
Realty**

**Mingjin Zhang | Sale Associate**

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17 W. Jefferson Street, Suite 201, Rockville, MD 20850

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## BUILDING PHOTOS | CRAFTY CRAB

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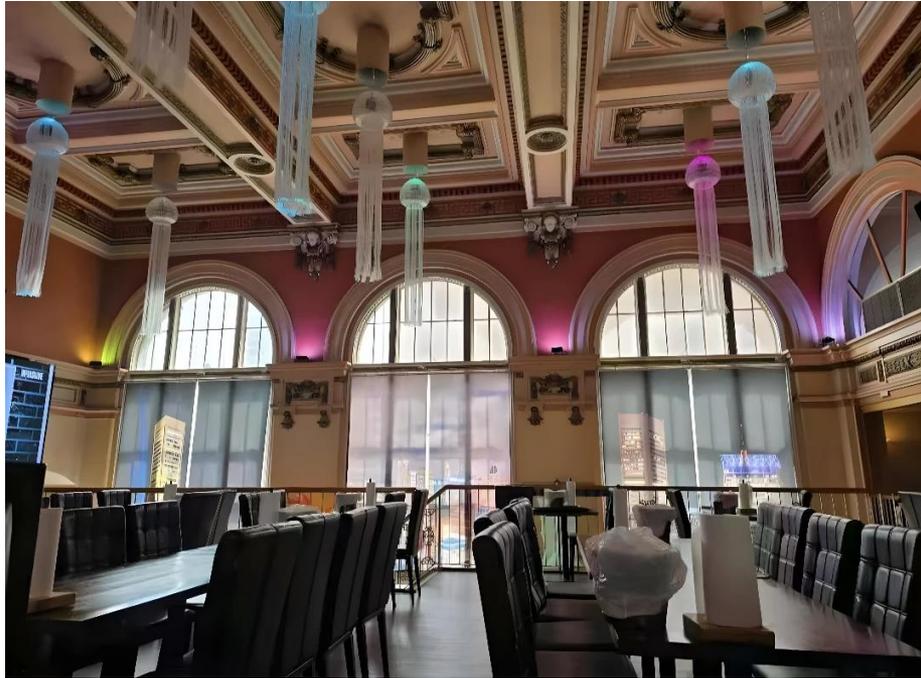
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## PROPERTY DESCRIPTION | CRAFTY CRAB

44 SOUTH STREET | BALTIMORE, MARYALND, 21202

<b>Address:</b>	44 South Street Baltimore, Maryland 21202 Ward 04, Section 11, Block 0662, Lot 004
<b>Zoning:</b>	C-5DC, Commercial Downtown Core District, allows for retail, office, and residential.
<b>Lot Size:</b>	4,455 square feet, 82'9" x 53'10"
<b>Building Size (All):</b>	Approximately 5,958 square feet (not including the basement)
<b>Floor Sizes:</b>	1st - 3,925 ± square feet Mezz. - 1,636 ± square feet 3rd - 723 ± square feet
<b>Year Built:</b>	1905
<b>Current Use:</b>	Crafty Crab
<b>2025-2026 Property Tax:</b>	\$23,798.24
<b>Comments:</b>	<ul style="list-style-type: none"><li>• 3 story masonry building</li><li>• There is approximately 5,958 square feet of space in the building on the first, mezzanine, and third floor.</li><li>• A full commercial kitchen, lower level freezers, and storage areas</li><li>• There are 2 separate HVAC systems for the building</li><li>• Furniture and Class B Liquor Licence available</li></ul>

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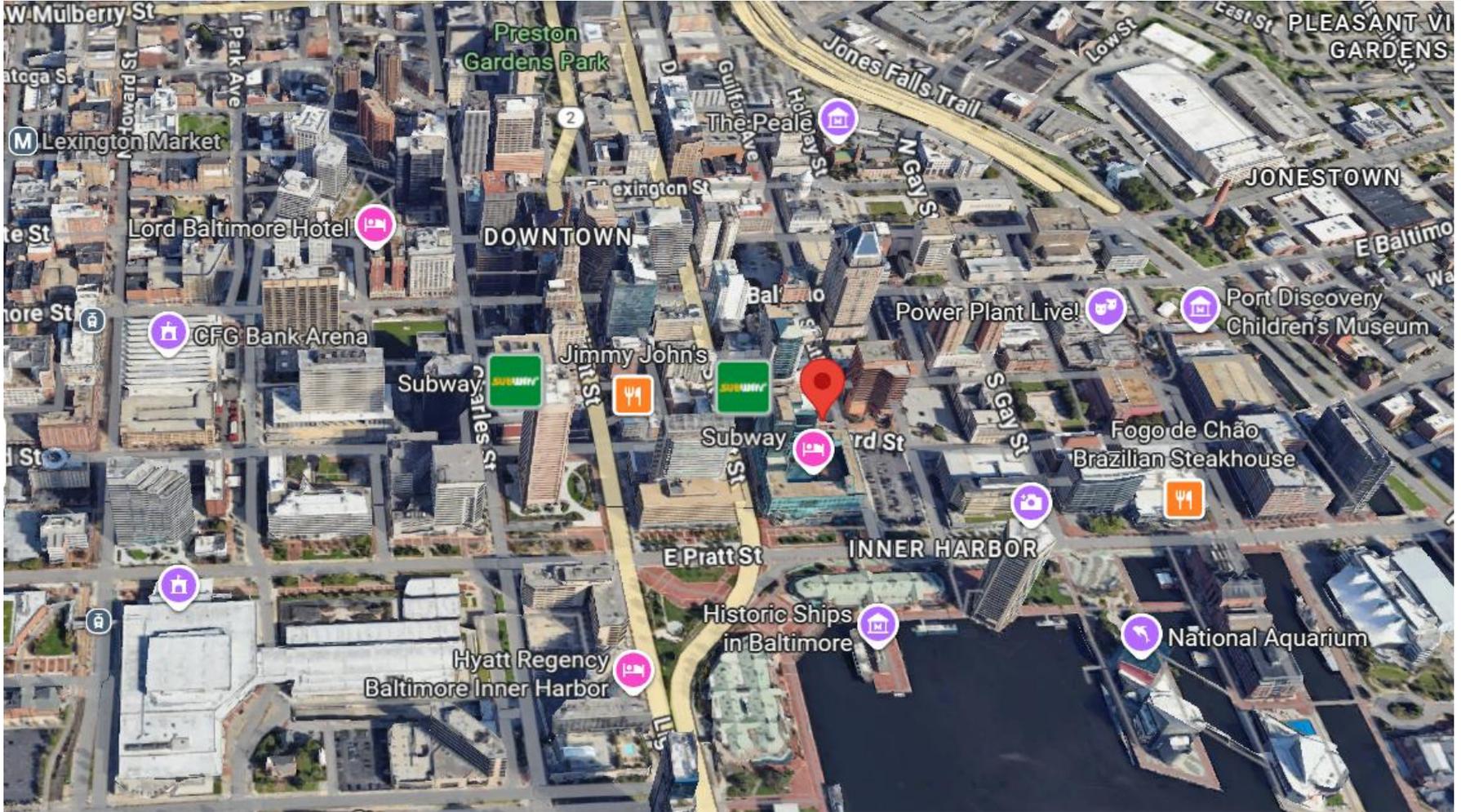
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## AERIAL | CRAFTY CRAB

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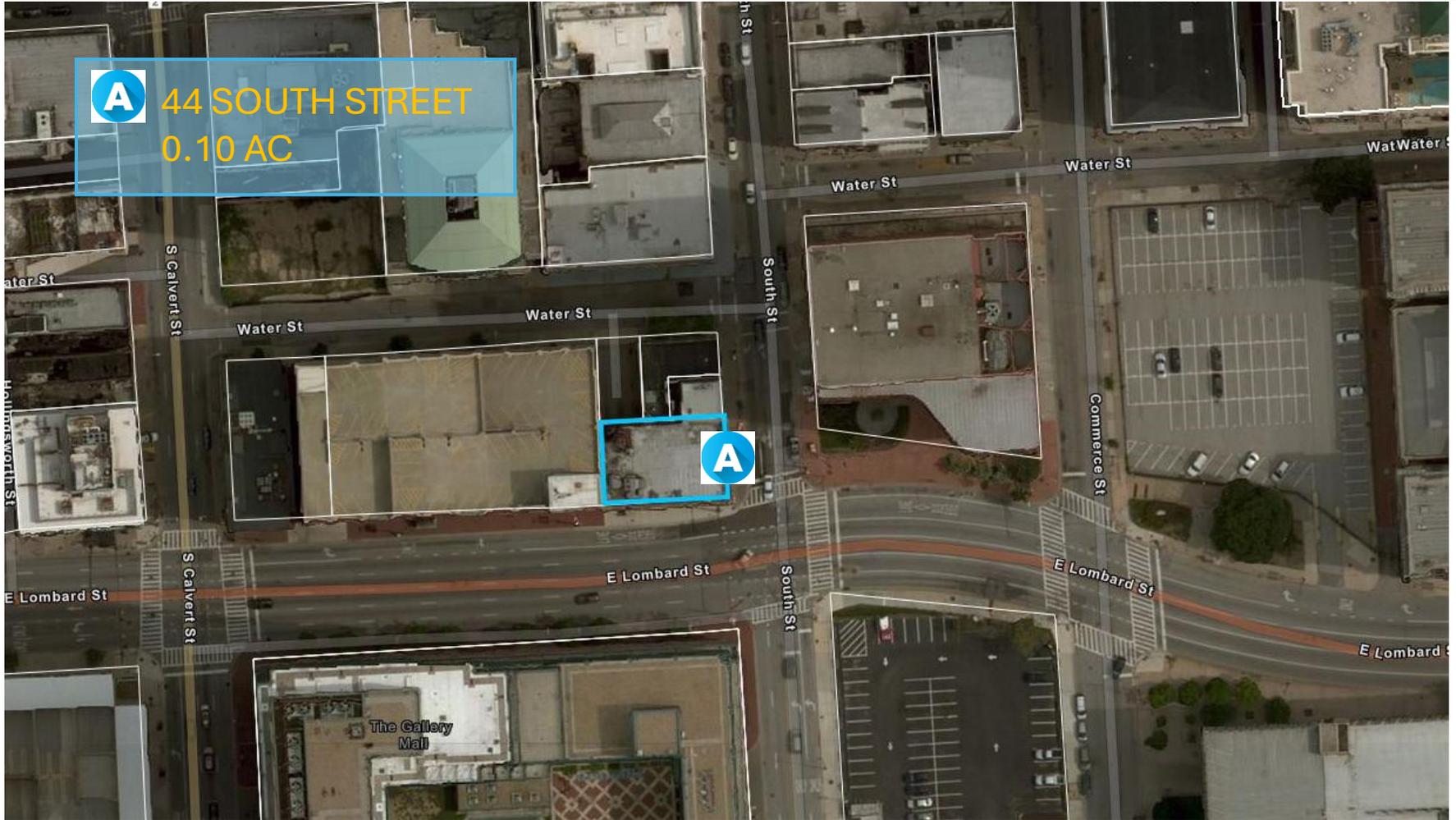
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## PARCEL OUTLINE | CRAFTY CRAB

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**A** 44 SOUTH STREET  
0.10 AC

**A**

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## ZONING | CRAFTY CRAB

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C-5-DC (DOWNTOWN ZONING DISTRICT)  
Baltimore City, D

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## SITE PLAN | CRAFTY CRAB

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