

FOR SALE

Baltimore City, Maryland

AVAILABLE

5,950 sf ±

LOT SIZE

4,450 sf

ZONING

C-5 DC

TRAFFIC COUNT

32,974 AADT (E Lombard St)

SALE PRICE

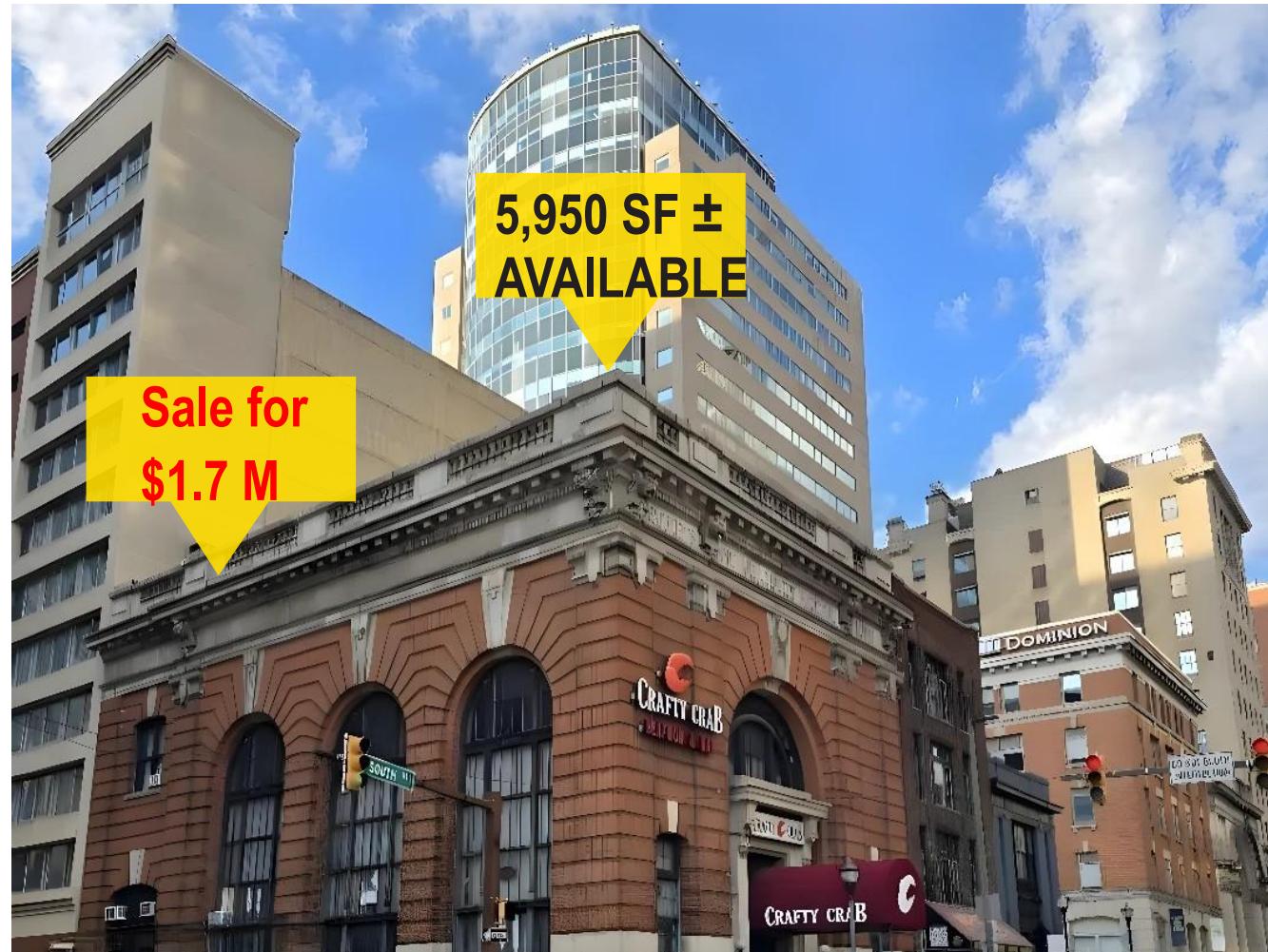
\$1,700,000

HIGHLIGHTS

- ▶ Iconic "Crafty Crab" restaurant building for sale
- ▶ Turn key 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

RETAIL/RESTAURANT SPACE: DOWNTOWN BALTIMORE

44 SOUTH STREET | BALTIMORE, MARYALND, 21202



Independent
Realty

Mingjin Zhang | Sale Associate

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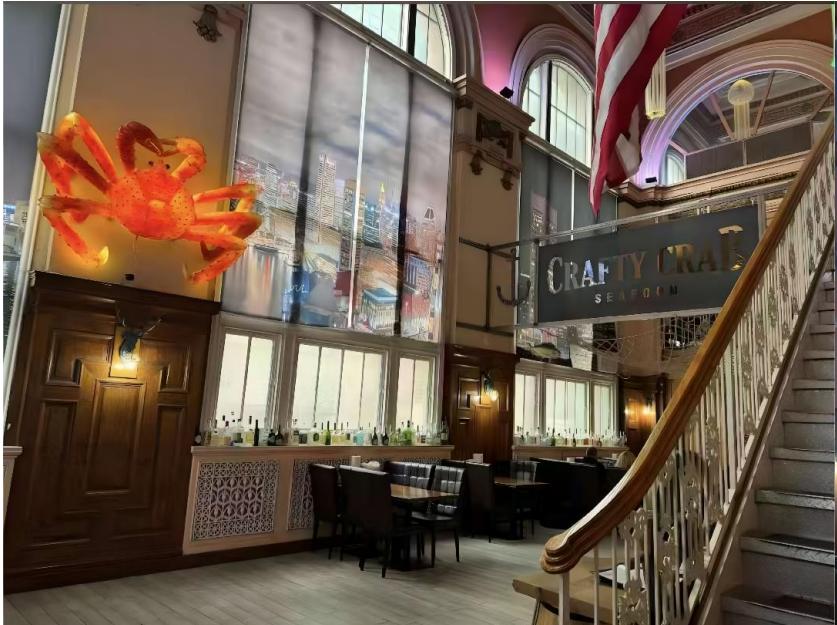
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BUILDING PHOTOS | CRAFTY CRAB

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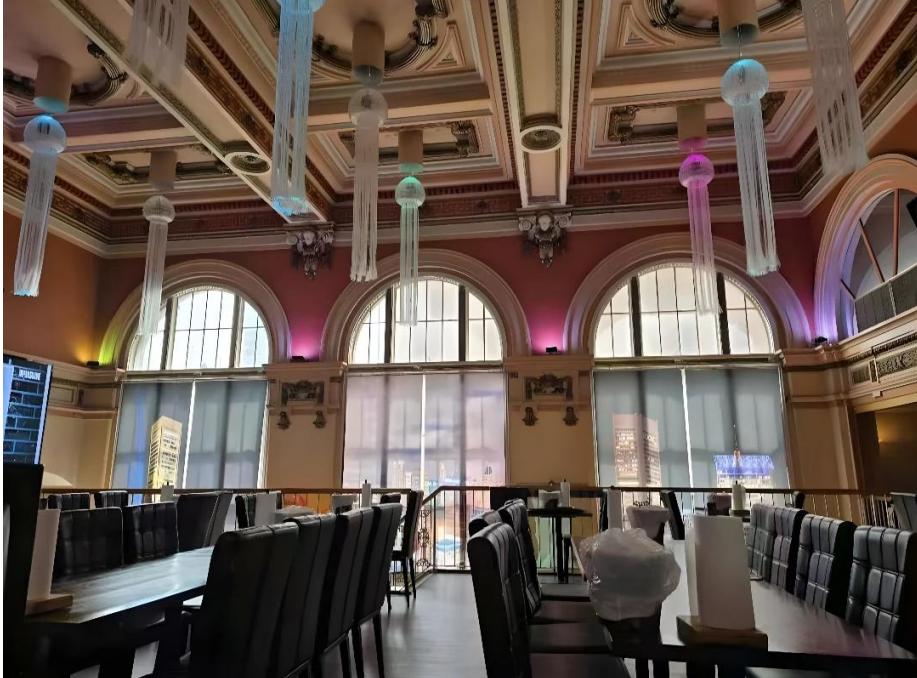
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PROPERTY DESCRIPTION | CRAFTY CRAB

44 SOUTH STREET | BALTIMORE, MARYALND, 21202

Address:

44 South Street
Baltimore, Maryland 21202
Ward 04, Section 11, Block 0662, Lot 004

Zoning:

C-5DC, Commercial Downtown Core District, allows for retail, office, and residential.

Lot Size:

4,455 square feet, 82'9" x 53'10"

Building Size (All):

Approximately 5,958 square feet (not including the basement)

Floor Sizes:

1st - 3,925 ± square feet
Mezz. - 1,636 ± square feet
3rd - 723 ± square feet

Year Built:

1905

Current Use:

Crafty Crab

2025-2026 Property Tax:

\$23,798.24

Comments:

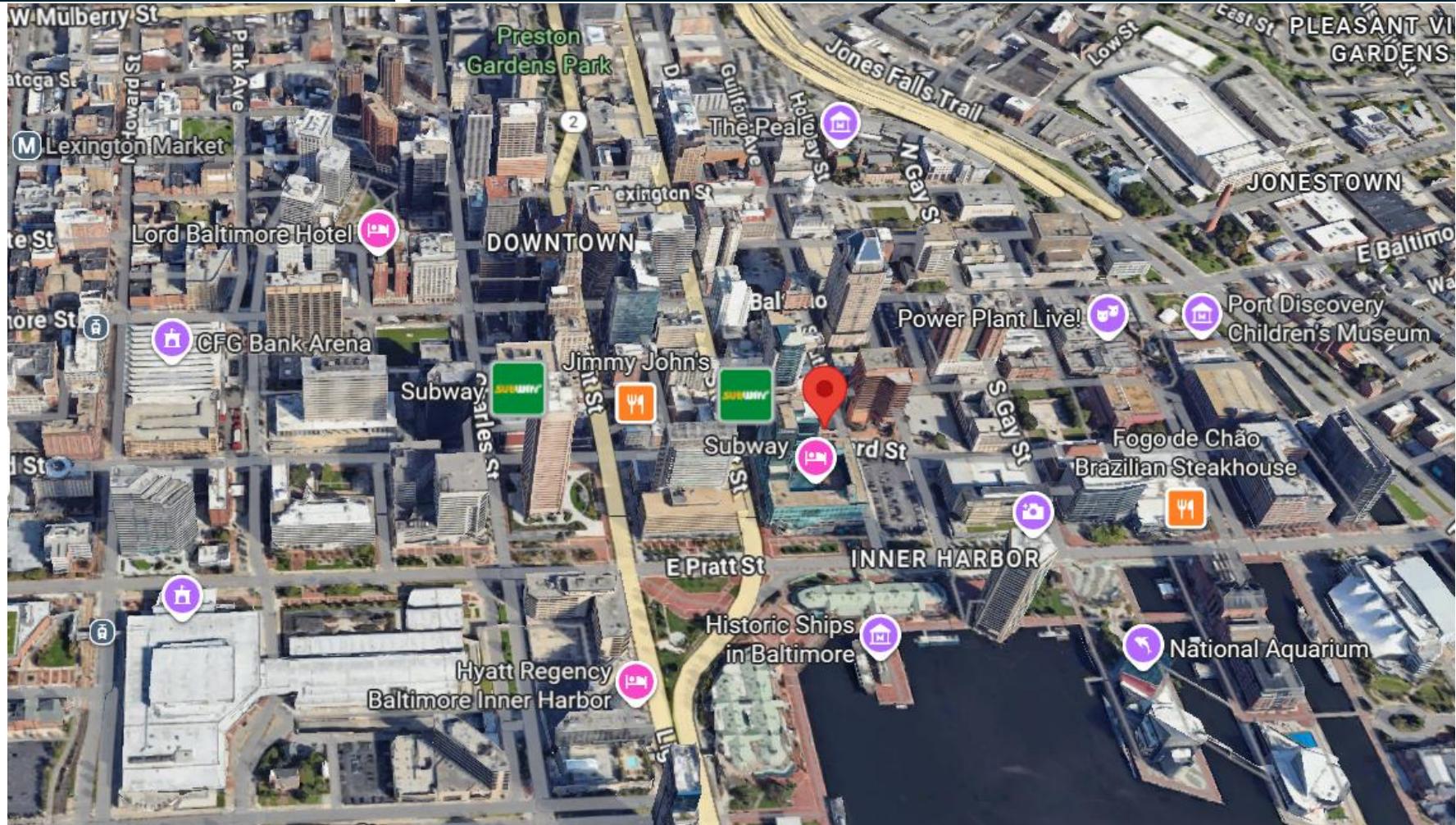
- 3 story masonry building
- There is approximately 5,958 square feet of space in the building on the first, mezzanine, and third floor.
- A full commercial kitchen, lower level freezers, and storage areas
- There are 2 separate HVAC systems for the building
- Furniture and Class B Liquor Licence available

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AERIAL | CRAFTY CRAB

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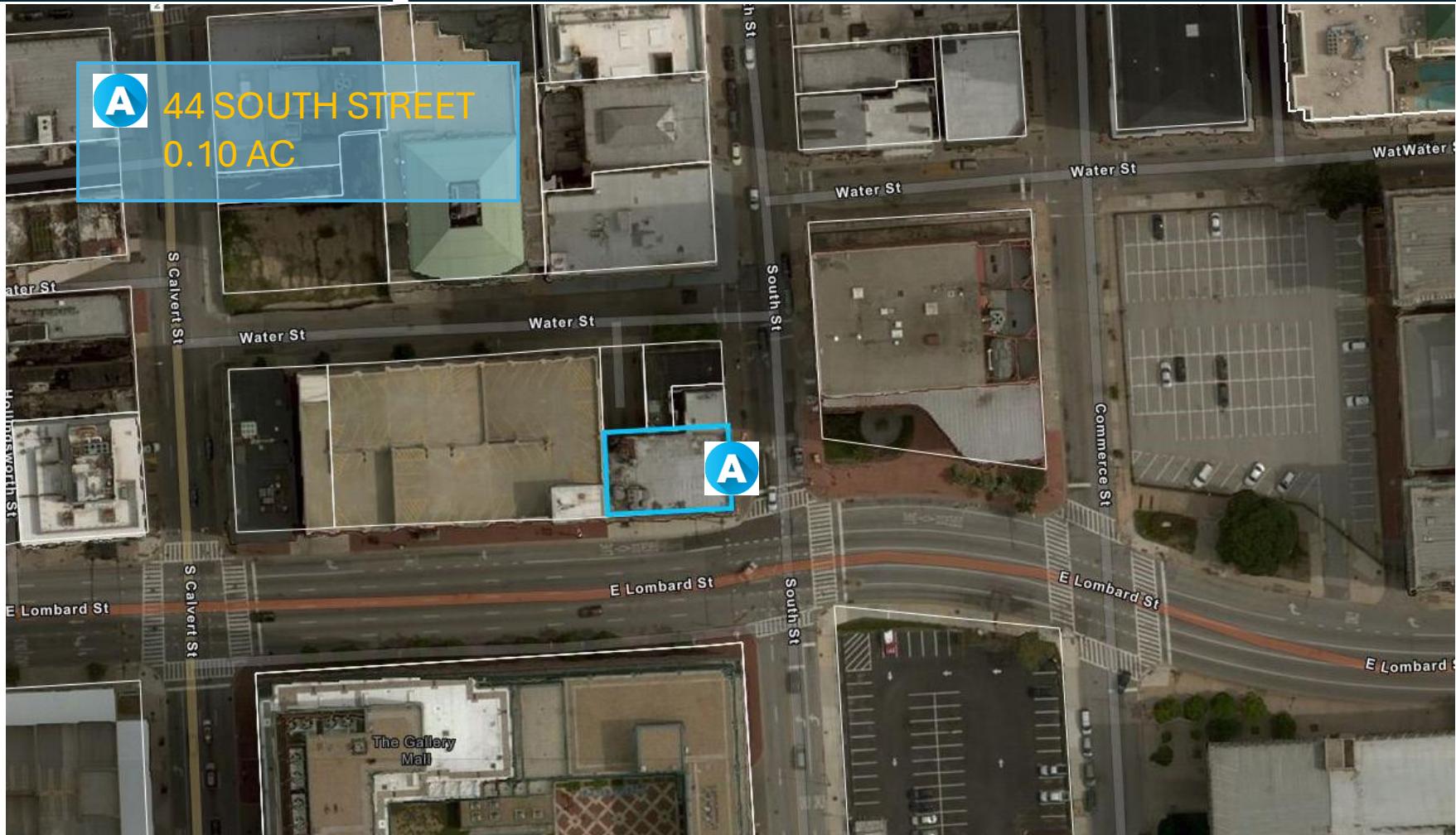
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PARCEL OUTLINE | CRAFTY CRAB

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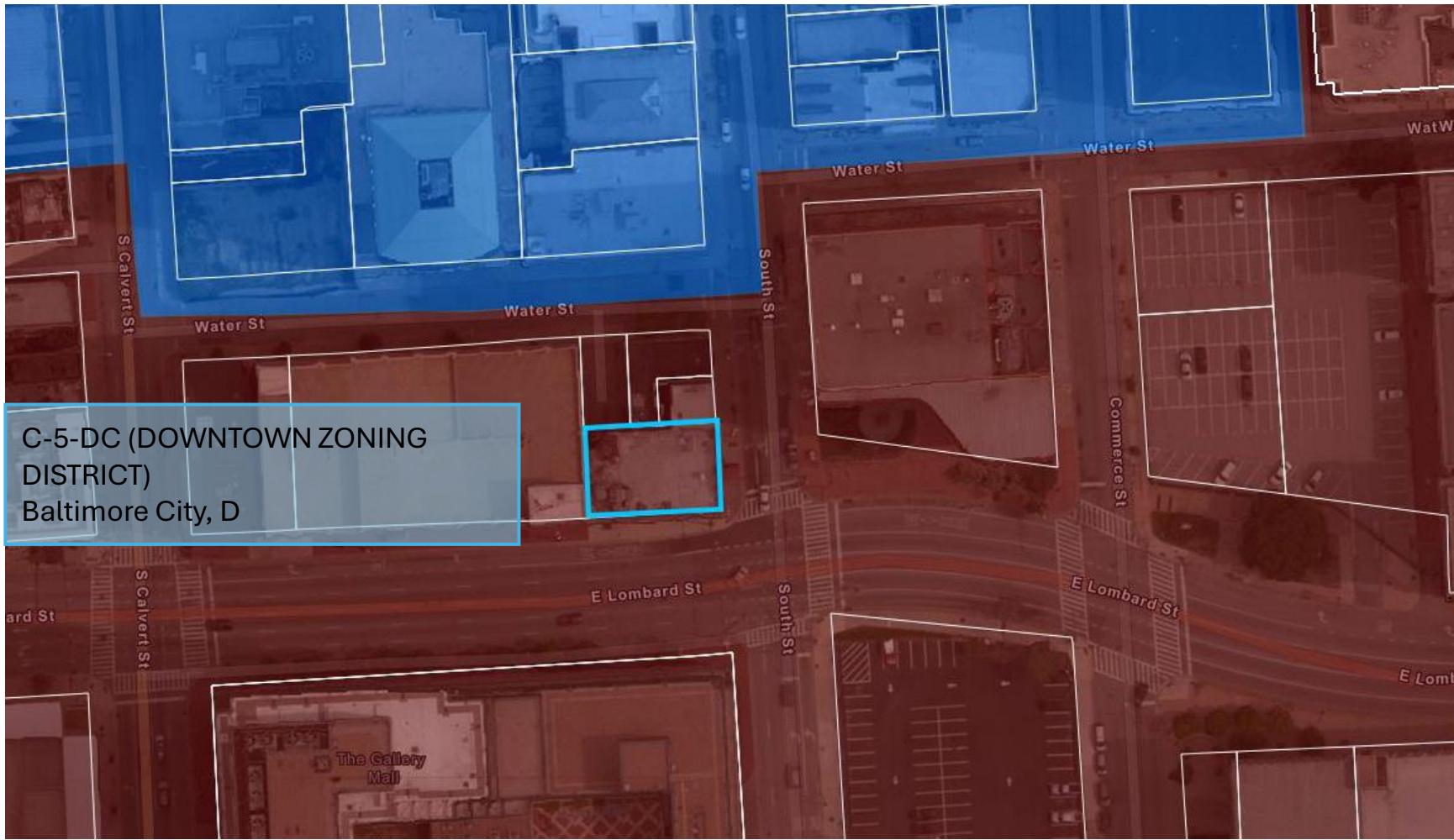
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ZONING| CRAFTY CRAB

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SITE PLAN | CRAFTY CRAB

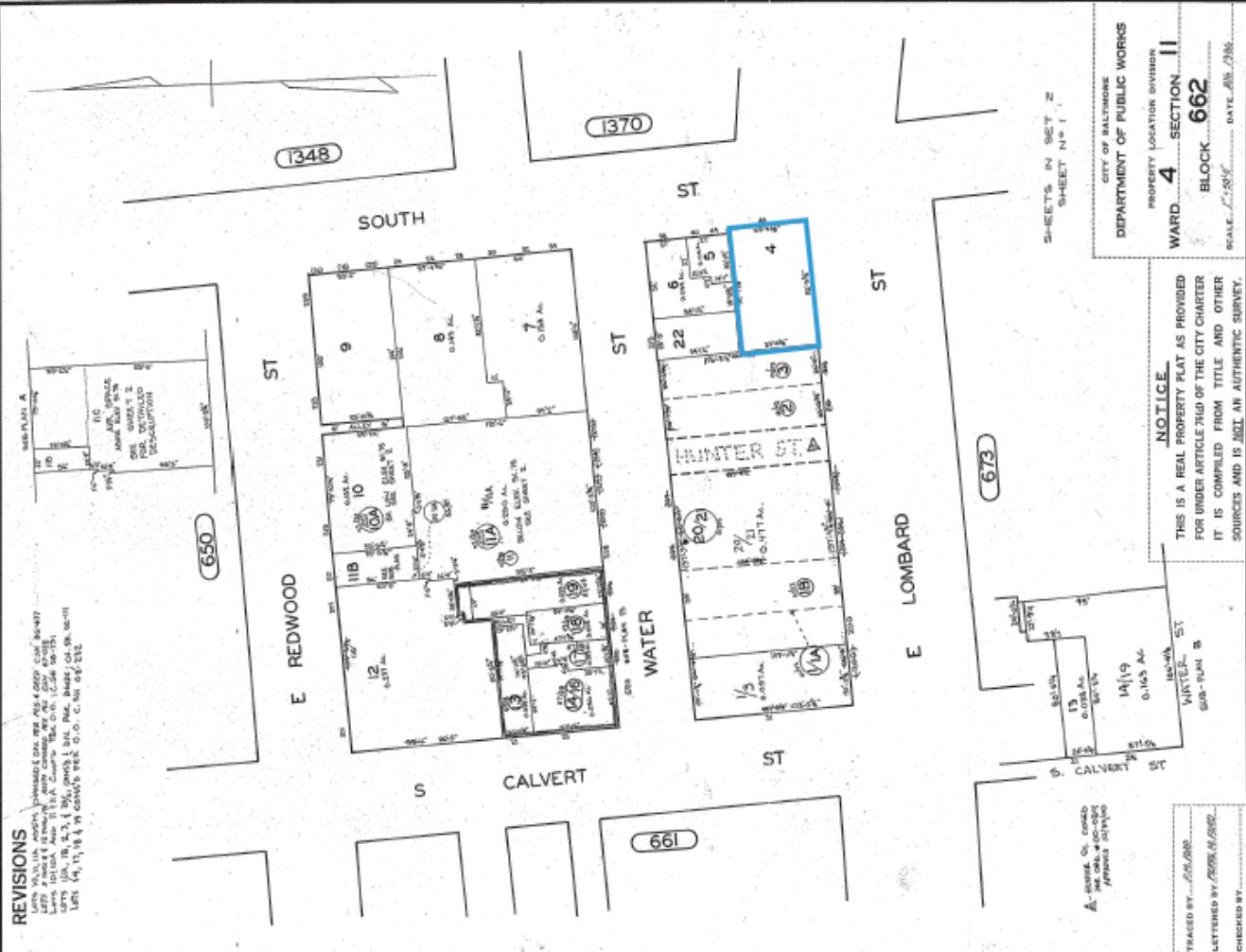
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