

# Mixed-Use Property In Prime Baltimore Location

## 9% CAP Rate

Offered at \$1.35M



Completely renovated in 2012, this investment opportunity includes an operating and currently occupied restaurant with three separate dwelling units in heart of Baltimore's tourist hub!

- 6800 square feet of newly-renovated floor space
- Commercial portion is currently a full service restaurant, along with three spacious 1 and 2 br apartments above
- Fully leased with a Net Operating Income of \$121,000
- Nestled in between Little Italy, Inner Harbor, Harbor East & Fells Point - Location, Location, Location!
- Asking price includes property, transferable class B 7-day Liquor License, all FF&E (includes restaurant and three fully furnished apartments), and much much more - a turn-key ROI from day one!

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Property Address:

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- Restaurant boasts a 2-level seating area with second level mezzanine overlooking seating area below; Outdoor 2nd level patio seating with water feature; State-of-art sound system, MICROS POS, 105 seating capacity, Modern/neutral decor
- Fully furnished commercial kitchen with latest cooking appliances and ample re Fridgeration
- Restaurant lease can be long term, or new property owner can choose not to renew and run own business
- Apartments are all furnished and rented to great long-term tenants
- Location, location, location - in middle of best tourist attractions in Baltimore, hotels, restaurants, shopping, cultural and historical sites, and business district