

FOR SALE

Baltimore City, Maryland

RETAIL/RESTAURANT SPACE: DOWNTOWN BALTIMORE

44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

AVAILABLE

5,950 sf ±

LOT SIZE

4,450 sf

ZONING

C-5 DC

TRAFFIC COUNT

32,974 AADT (E Lombard St)

SALE PRICE

\$1,450,000

HIGHLIGHTS

- ▶ Iconic “Uncle Lee’s” 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
- ▶ Downtown Baltimore daytime employees: 116,396



STREET VIEW



FOR SALE

Baltimore City, Maryland

PROPERTY PHOTOS

UNCLE LEE'S RESTAURANT | 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202



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PROPERTY PHOTOS

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 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Jim Grieves | Vice President

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MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

FOR SALE

 Baltimore City, Maryland

PROPERTY DESCRIPTION

UNCLE LEE'S RESTAURANT | 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

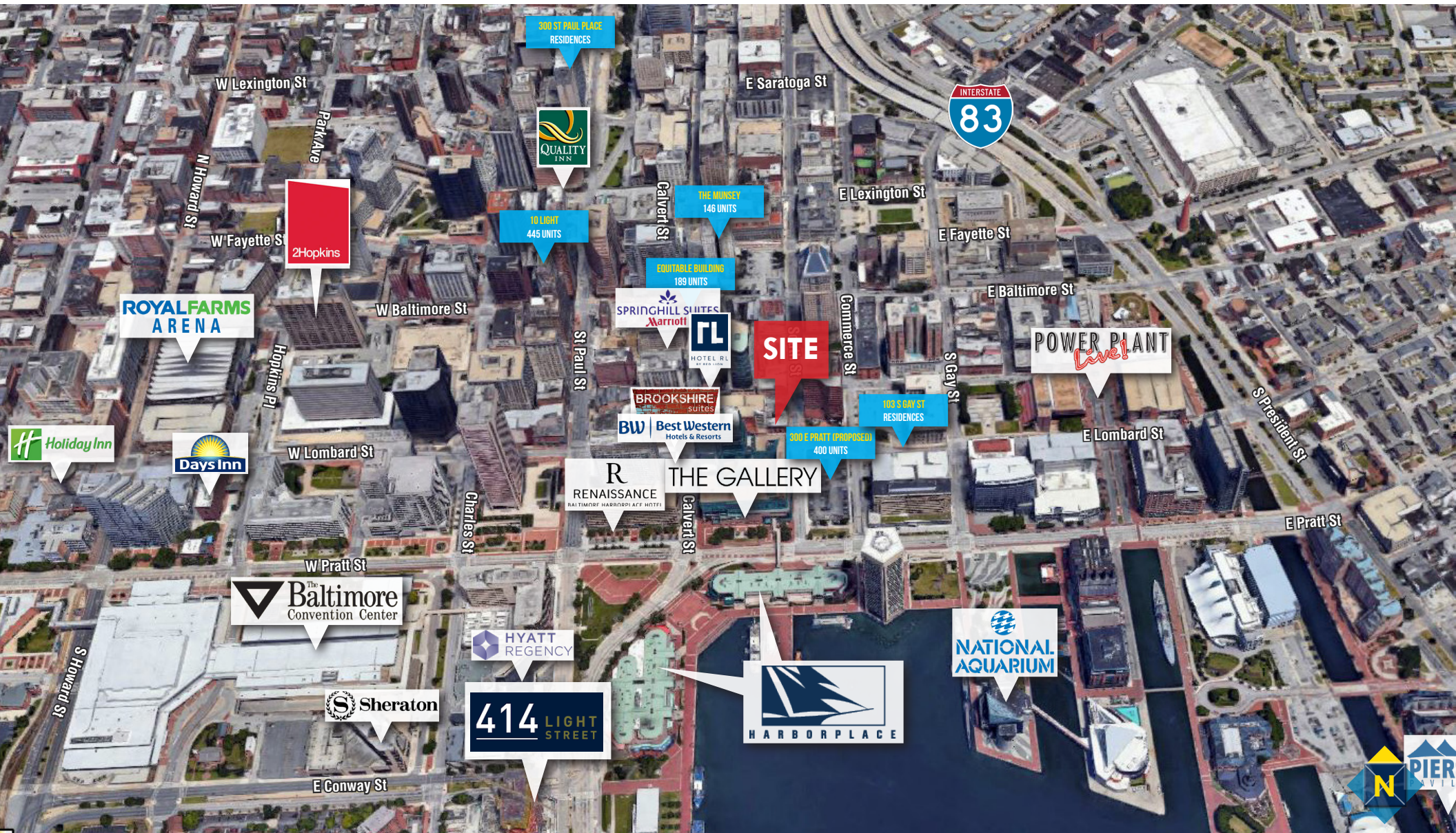
Address:	44 South Street Baltimore, Maryland 21202 Ward 04, Section 11, Block 0662, Lot 004
Zoning:	C-5DC, Commercial Downtown Core District, allows for retail, office, and residential.
Lot Size:	4,455 square feet, 82'9" x 53'10"
Building Size (All):	Approximately 5,958 square feet (not including the basement)
Floor Sizes:	1st - 3,925 ± square feet Mezz. - 1,636 ± square feet 3rd - 723 ± square feet
Year Built:	1905
Current Use:	Uncle Lee's Restaurant
2018-2019 Property Tax:	\$25,407.84
Comments:	<ul style="list-style-type: none">• 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

UNCLE LEE'S RESTAURANT 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202



FOR SALE

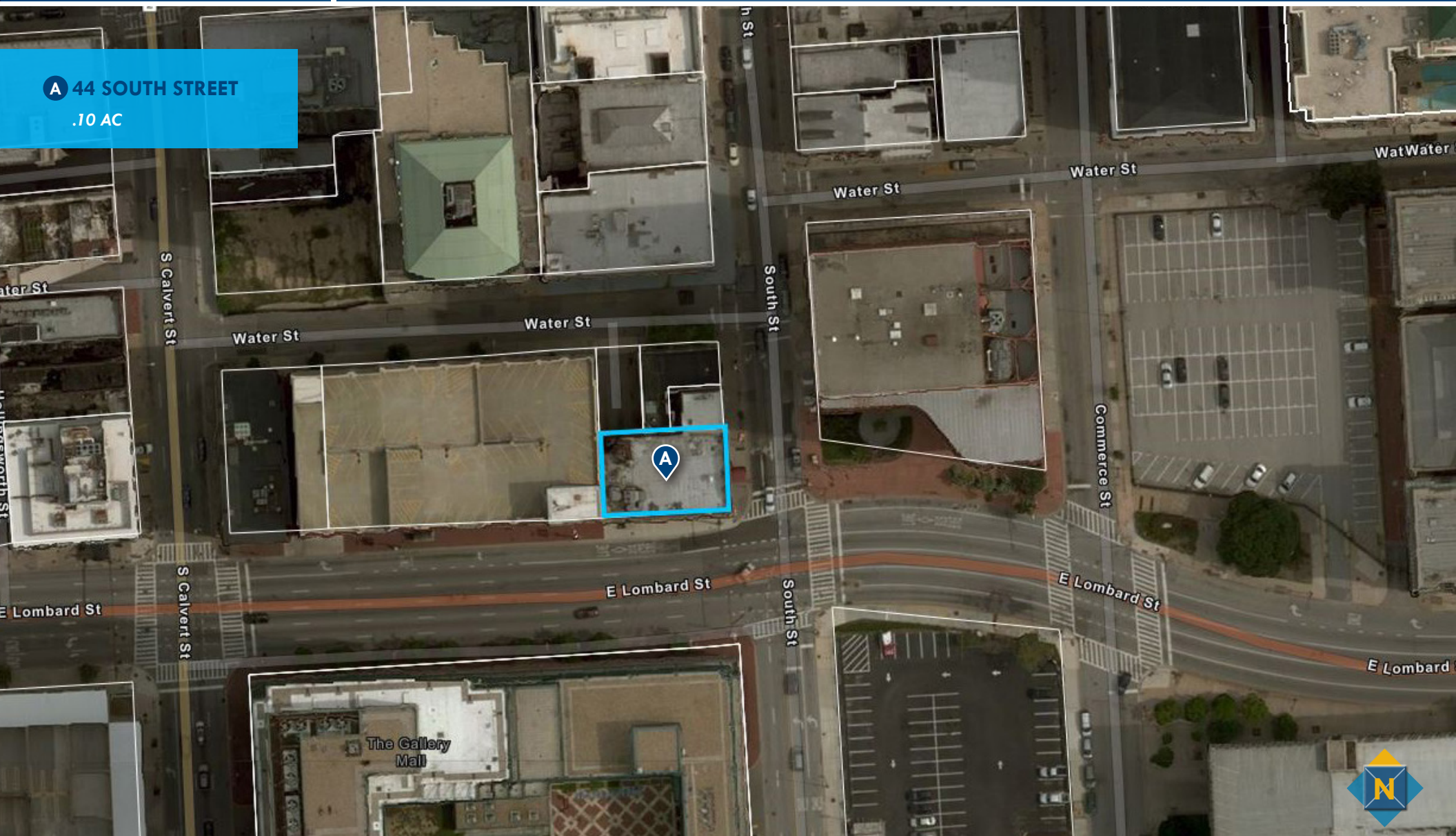
Baltimore City, Maryland

PARCEL OUTLINE

UNCLE LEE'S RESTAURANT 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

A 44 SOUTH STREET

.10 AC



FOR SALE

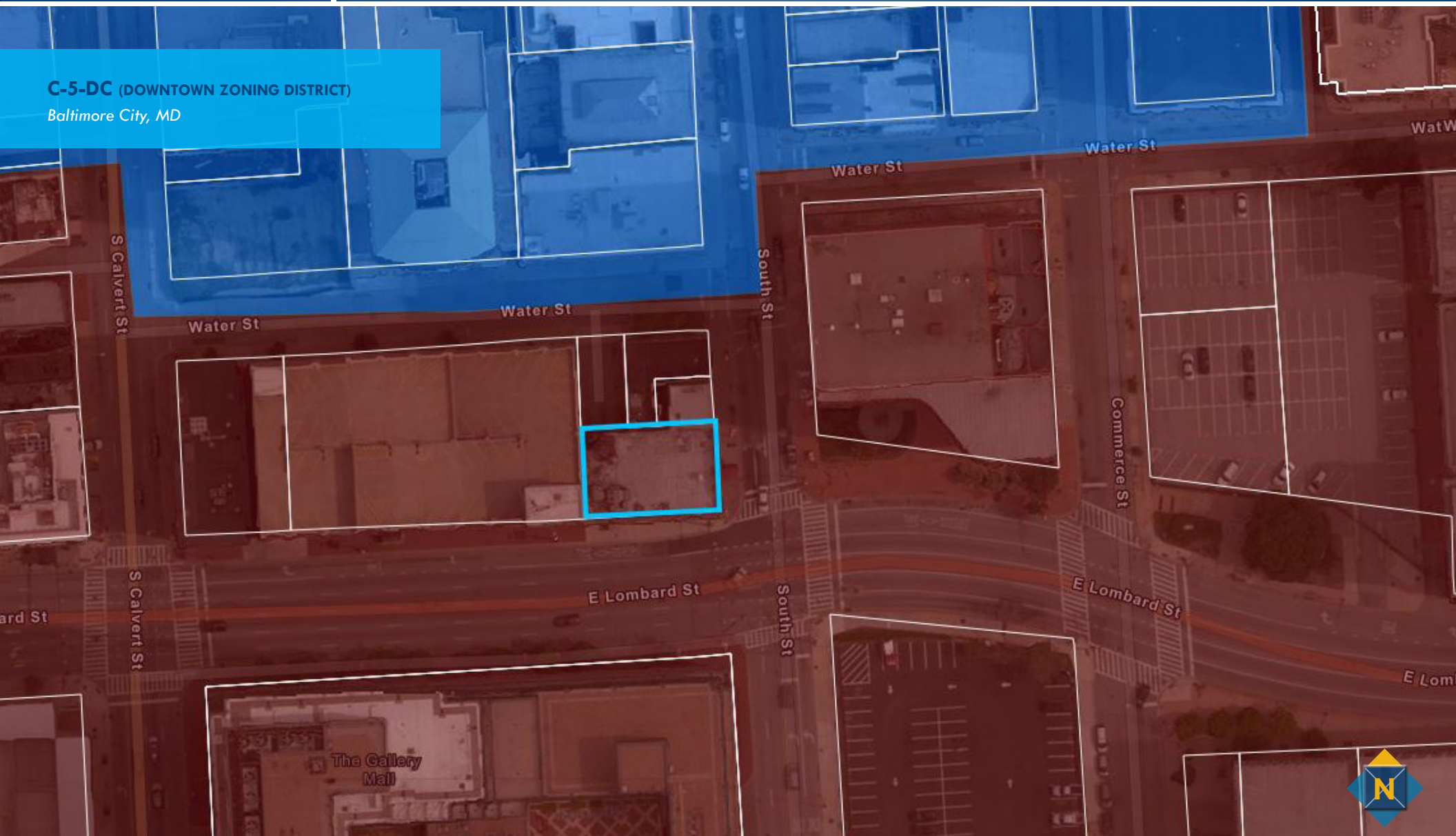
Baltimore City, Maryland

ZONING

UNCLE LEE'S RESTAURANT | 44 SOUTH STREET | BALTIMORE, MARYLAND, 21202

C-5-DC (DOWNTOWN ZONING DISTRICT)

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LOCATION / DEMOGRAPHICS

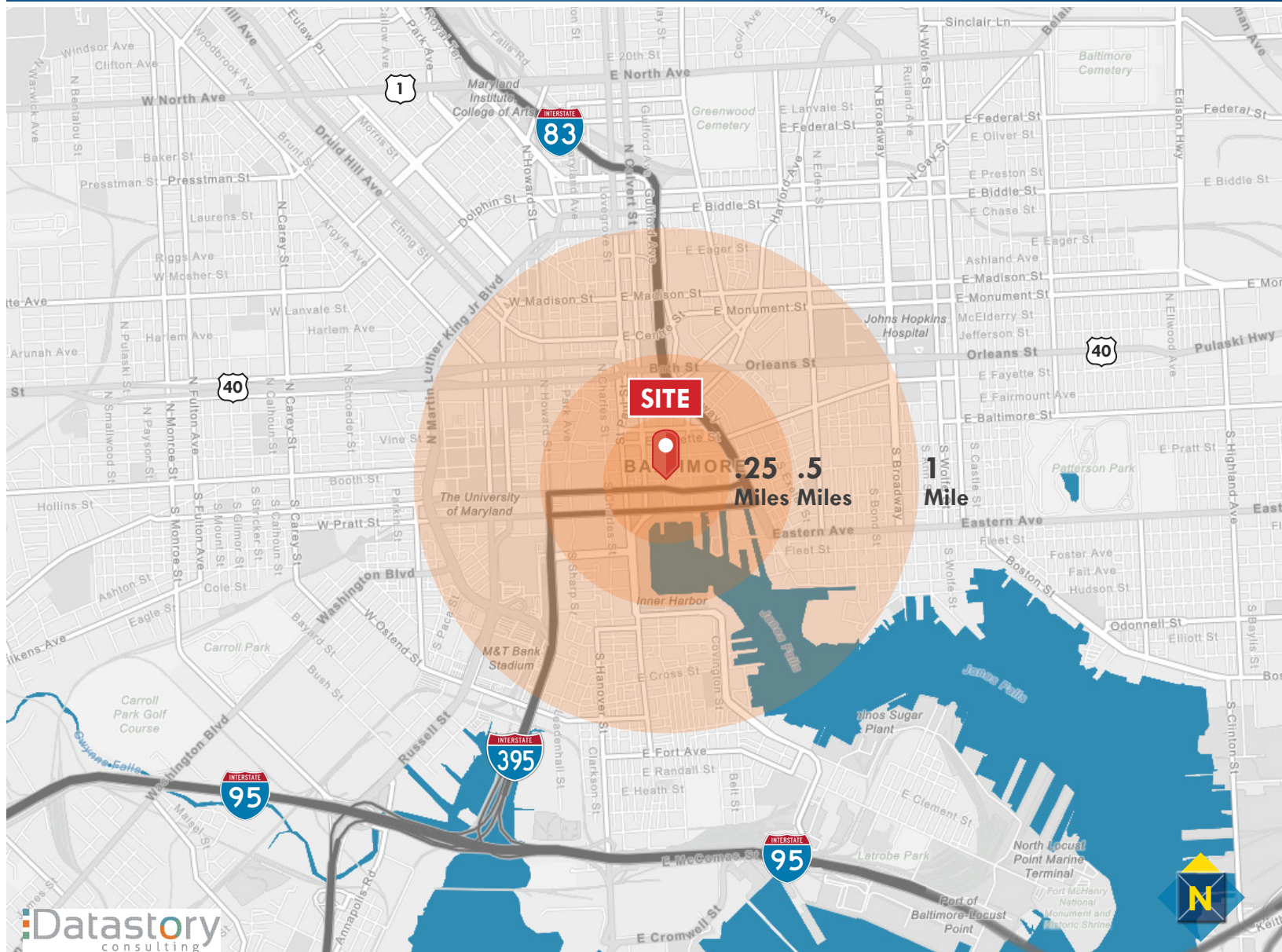
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DEMOGRAPHICS

	.25 miles	.5 miles	1 mile
Population	618	6,999	40,931
Number of Households	397	3,762	18,919
Average Household Income	\$91,988	\$64,167	\$71,493
Daytime Employees	27,806	54,693	113,026

RETAIL EXPENDITURES

	.25 miles	.5 miles	1 mile
Furniture & Home	\$0.5M	\$3.4M	\$19.3M
Entertainment & Recreation	\$1.3M	\$8.9M	\$50.0M
Fashion & Clothing	\$1.0M	\$6.8M	\$38.6M
Food & Drink	\$1.6M	\$10.5M	\$59.0M



Datastory consulting

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SITE PLAN

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