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**HIGHLANDTOWN**

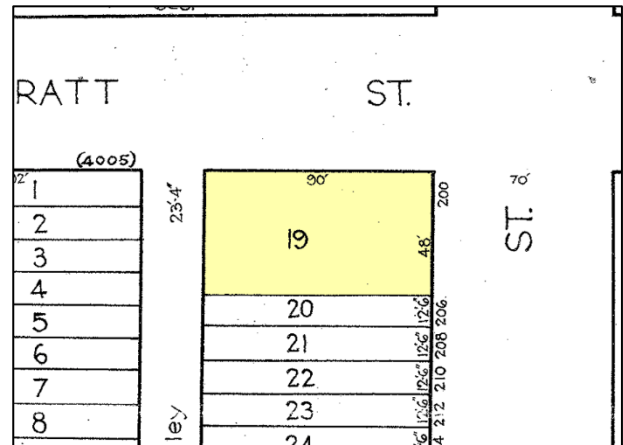
**BAR & RESTAURANT**

One Story Corner Building  
 7-Day Liquor License  
 Fixtures & Equipment

Sold As An Entirety Only

Known As  
**El Dragon Sports Bar & Restaurant**  
**200 S. HAVEN STREET**

Corner E. Pratt Street  
 Baltimore, MD 21224



**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

**GENERAL INFORMATION:**

Fully operating bar and restaurant, currently open from 6:00 p.m. to 2:00 a.m., seven days per week. Auction includes, the real estate, liquor license and business equipment. The building was updated in 2022.

**LOCATION:**

200 S. Haven Street is located at the southeast corner of Haven and Pratt Streets in the Highlandtown neighborhood of east Baltimore. The property is opposite the Highlandtown Plaza Cooperative Apartments on a heavily traveled portion of Haven Street. Highlandtown is among Baltimore's best known neighborhoods, having been a hub of community life in the southeastern portion of the City for more than 150 years. The neighborhood has been experiencing a renaissance over the past 20 years. New entertainment venues, restaurants and stores complement the familiar, long-standing businesses that have made the location home for decades. New and renovated apartment buildings are positioned throughout the neighborhood, along with countless home renovations and new construction. Proximity to some of the City's largest employers, as well as convenient access to major highways and commuter routes, makes the location ideal for residents and consumers of all types.

**SITE:**

Corner lot – 48' x 90'  
 Public utilities  
 Zoning I-1, Industrial

## **IMPROVEMENTS:**

One Story Concrete Block Restaurant and Bar Building – according to public tax records, the building was constructed in 1920, contains 4,152 square feet of gross building area, plus 1,080 square feet of basement space.

Exterior – built-up roof, 2 front entrances, 2 side entrances, wheelchair ramp, exterior lighting

### Interior

- Bar – 30 seats, vinyl floor
- Dining Room – 40 seats, ceramic tile floor
- Lounge – 10 seats
- Billiard Room – ceramic tile, 4 pool tables
- Storage Room – ceramic tile
- Office – vinyl floor
- Commercial Kitchen – ceramic tile floor, 2 rooms
- 2 – Rest Rooms – ceramic tile
- Basement – concrete floor, outside exit

Mechanical – 6 split-system HVAC units, gas water heater, gas forced air furnace (not in use)

## **FIXTURES & EQUIPMENT:**

12 large tvs, security cameras, 2 ice machines, 10-burner gas range double oven, updraft, refrigerator, freezer, bar equipment, tables, chairs, stools, etc.

### Inventory

Any inventory located on the premises may be purchased directly from the owner, based on wholesale list prices. Inventory is not included in the auction.

## **LIQUOR LICENSE:**

Class B, 7-Day Beer, Wine & Liquor License. The transfer of this liquor license is subject to the approval of the Board of Liquor License Commissioners of Baltimore as in the case of an original application, and it shall be the sole responsibility of the purchaser to obtain said approval. The license is sold free and clear of liens.

## **TITLE:**

The property and equipment are sold free and clear of liens. Real estate is in fee simple – Baltimore City Deed Book 25327, Page 114.

## **TAXES:**

Published annual real estate taxes are \$5,612, based on a full value assessment of \$243,333.

## **SUMMARY TERMS OF SALE:**

*Please see the Contract of Sale for complete terms.*

A \$30,000 or 10% deposit, whichever is greater, payable by cashier's check, will be required of the Purchaser. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of settlement and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

