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ESSEX

"WOODY'S PUB GRUB"

Real Estate ♦ 7 Day Liquor License
Furniture, Fixtures & Equipment

Sale On Premises:

11 MARGARET AVENUE

Near Eastern Boulevard

Essex, Baltimore County, MD 21221

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.

LOCATION:

Woody's Pub Grub is located in the Essex area of eastern Baltimore County. Positioned a short distance off Eastern Boulevard in the heart of the Essex commercial corridor, the location provides a well-known, easily accessible location. According to MDOT statistics, the average daily traffic count (AADT) along Eastern Boulevard, north of the property, is approximately 27,000 vehicles, 2,500 cars along Virginia Avenue, south of the property, and 2,000 cars along Woodward Drive, east of the property. In addition to the robust commuter traffic through the area, and a steady consumer base from the immediate residential area, there are a number of surrounding businesses providing an additional source of customers.

Woody's has undergone a substantial renovation over the past 5 years. New finishes, expansive patio area, cold drinks, good food and a casual, inviting setting provide a warm welcome for all customers. The establishment boasts a 4.6 star rating on Google with over 450 reviews. The auction provides an excellent opportunity to purchase a turn-key property and business known for "great drinks and even better food," or to rebrand and remodel for a new concept.

For more information about the area and business, please visit:

Woody's Pub Grub – <https://www.woodyspubmd.com/>

Baltimore County Government – <https://www.baltimorecountymd.gov/>

SITE:

Lot size: 0.172 acre, more or less, according to public tax records

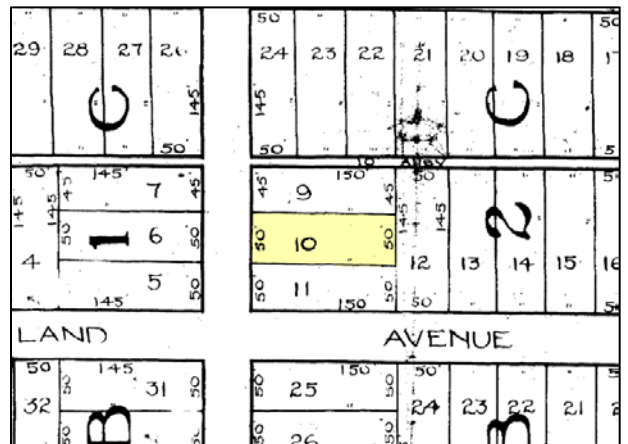
The lot fronts 50' on Margaret Avenue with depths of 150'

Expansive patio area further described below

All public utilities

[Plat](#)

[Tax Map](#)



ZONING:

BL – CCC Business Local, Commercial, Community Core District

Types of permitted uses and general district information, please see:

A Citizen's Guide to Zoning – <https://resources.baltimorecountymd.gov/Documents/Planning/citizensguidetozoning/citizensguide.pdf>

For more information about Baltimore County Zoning, please visit:

Comprehensive Rezoning – <https://www.baltimorecountymd.gov/departments/planning/zoning/>

[Zoning Map](#)

IMPROVEMENTS:

The property is improved by a turn-key restaurant and bar building containing 4,264 square feet under roof. The main building is masonry construction with asphalt architectural shingle roof, awning and wood and stone facade, and comprises 2,888 square feet of gross building area in the main building. The outdoor bar and patio area in the rear comprises another 1,376 square feet between three structures.

Inside the main building, features include a u-shaped indoor bar area, dining room, full kitchen, power rooms, office, dry storage, utility spaces, several TVs and Jukebox. Indoor finishes include luxury vinyl tile, ceramic tile, drop ceiling, drywall and an array of wood and corrugated aluminum details. Capacity estimated to be 75 patrons. Kitchen includes all stainless equipment, gas appliances, hood system, prep areas and walk-in cooler. Gas forced air heat and three zone central air conditioning.

The outdoor bar comprises another bar, seating area, multiple TVs, grassy games area and fire pit, additional storage and prep areas. Capacity estimated to be 100 patrons.

The site is currently approved for Maryland Lottery & Keno sales.

TITLE:

In fee simple; sold free and clear of all liens.

TAXES:

Current annual real estate taxes are \$3,044.54, based on a full value tax assessment of \$259,900.

LIQUOR LICENSE:

Class D(BWL) – 7 day beer, wine and liquor license, on and off premise sale. The transfer of this liquor license is subject to the approval of the Board of Liquor License Commissioners for Baltimore County 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.

FURNITURE, FIXTURES AND EQUIPMENT:

The property contains an array of furniture, fixtures and equipment, including beverage refrigerators (under counter), stools, tables, kitchen equipment, TVs, shelves and other miscellaneous items. Kitchen equipment includes 2 fryers, range oven, two additional ovens, stainless sandwich/prep stations, stand-up refrigerators and dish washer.

MANNER OF SALE:

The real estate, license, furniture, fixtures and equipment will be sold as an entirety only. Existing inventory may be available on a dollar-for-dollar basis.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by cashier's check or wire, will be required of the purchaser, at the Auctioneer's office. 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, and 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. 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 except where otherwise mandated by local, State or Federal law. Time is of the essence. A 5% buyer's premium will be added to the final bid price.