



Getz Law Office, LLC
26 S. Main Street, Bel Air, MD 21014

Owner Retiring

BUY IT NOW

Call for pricing!

DOWNTOWN BEL AIR

Centrally Located COMMERCIAL BUILDING

16,325± SF ♦ Zoned B2, Commercial

Comprising Fully Equipped

300+ Seat Restaurant & Bar

Redevelopment Potential

Known As

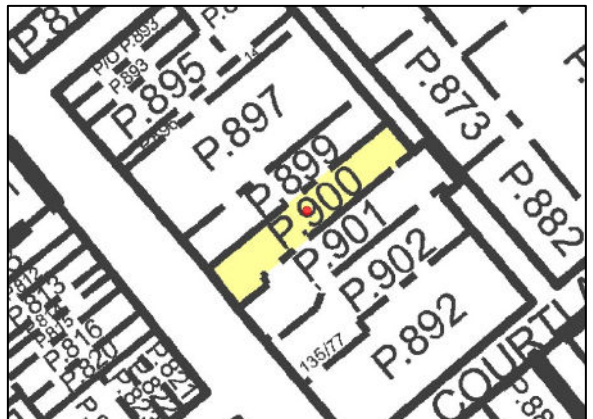
Main Street Tower 29 S. MAIN STREET

Harford County, MD 21014

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:

Main Street Tower is a three story masonry building located opposite the Harford County Circuit Courthouse and government office buildings, in the heart of Bel Air's historic Main Street. Currently operated as Main Street Tower, a restaurant and banquet facility with multiple bars, dance floors and stages, the auction presents an opportunity for restaurant operators and developers to acquire a significant property with unlimited potential.



LOCATION:

The property is situated on the east side of Main Street, north of Courtland Place and south of Pennsylvania Avenue, in the heart of Bel Air's downtown commercial district. Bel Air is the seat of government for Harford County. Main Street is lined with charming storefronts and offices, government buildings and restaurants. Two public parking lots adjoin the auction property. In recent years, some properties along the central business district have been converted to mixed-use commercial/residential or apartments. The downtown area is quaint, attractive and walkable. The Bel Air Downtown Alliance is a non-profit community development organization whose mission is to mobilize stakeholders to invest in Bel Air's neighborhoods, economy, and quality of life. For additional information: downtownbelair.com

SITE:

Fronting 46' along Main Street with a depth of 216' to Burns Alley in the rear, the property comprises 7,664 square feet or 0.176 acre of land. The building encompasses most of the lot. A metered parking lot adjoins the property on the south and a government garage is located on the opposite side of Burns Alley. Parking is free after 5:00 p.m. A four-car parking pad is located in the rear of the building.

All public utilities are in the site.

A ground level patio is used with permission of the Town of Bel Air [patio agreement](#). A dumpster enclosure is located on Burns Alley, also by agreement [dumpster license](#).

Zoning B2, Community Business District. The B2, Community Business District is intended to provide a wider range and scale of retail, business and service uses than are permitted in the B1 District, and is oriented to serve several neighborhoods. The intensity of development as well as the concentration of vehicular traffic is greater than the B1 District. For more detail see Zoning Classifications – <https://www.harfordcountymd.gov/1003/Zoning-Classifications>

IMPROVEMENTS:

The property is improved by a three story masonry commercial building, constructed in 1973, with an upper level addition built in 2018. The structure has metal and rubber membrane roofs, casement windows, a roof deck with bar and lower level at grade in the rear. Exterior building walls are brick and stucco. Lower level has concrete slab and upper levels are wood subflooring. Interior finishes are painted drywall, acoustical tile and wood ceilings, incandescent lighting, ceramic tile floors, finished wood floors and carpeting.

Main and lower levels comprise approximately 6,494 square feet each and upper level addition comprises approximately 3,337 square feet, totaling 16,325 square feet, plus the roof deck. The building is wet sprinklered for fire, has nine roof-mounted gas fired furnaces with central air conditioning, 1,600 and 2,000 amp. electrical service and two tankless water heaters. There are interior and exterior stairways. The restaurant has more than 300 seats in various dining rooms and bars, as noted below.

Main Level – entry foyer with hostess stand, bar with finished concrete floor, two rest rooms, central dining room with booths, main dining room with additional bar and table seating, commercial kitchen, dish room, walk-in coolers and storage rooms.

Upper Level – large open bar area with wood floors, overhead rolling windows, stage with lighting and sound equipment, two rest rooms, storage rooms, and large outdoor deck with bar.

Lower Level – banquet room with bar, separate rear entrance and interior stairs, two rest rooms, second commercial kitchen, liquor room, storage rooms.

Equipment – the facility is fully equipped with tables, chairs, stools, stainless steel kitchen and bar equipment, three walk-in coolers, walk-in freezer. Soda machines (carbonators), vending machines, pool tables and lottery machines are excluded.

Liquor License – A seven day liquor license is issued for the premises, which permits package goods and off-premises catering sales. The purchaser may apply for a new license with the Town of Bel Air, as in the case of an original application. Liquor licenses may not be resold in Harford County.

TITLE:

The property is in fee simple and sold free and clear of liens. Harford County Deed [Book CGH 2762, Page 587](#), among the land records of Harford County. A Road Improvement Right-of-Way Deed was granted to the Town of Bel Air, which consisted of land previously owned in Burns Alley, is recorded at [Book JJR 12769, Page 336](#), among the aforesaid land records.

TAXES:

Published annual real estate taxes are \$25,352, based on a full value assessment of \$1,765,567.

SUMMARY TERMS OF SALE:

Please see [contract of sale](#) for complete terms.

A \$100,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), payable by cashier's check or wire, 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. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. 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 contract and assumed thereafter by the purchaser. The property will be sold in "AS IS, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, if any, and subject to housing or building violation notices, 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. A 5% buyer's premium will be added to the final bid price.

Please visit this property's web page for more photos:

<https://ajbillig.com/auction/29-s-main-street/>

