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REAL ESTATE • AUCTIONEERS

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OWNER RETIRING

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding
-\$200,000 Opening Bid-

MOUNT WASHINGTON

RESTAURANT BUILDING & 7-DAY LIQUOR LICENSE

75+ Seat Restaurant • Indoor/Outdoor Dining
Furniture, Fixtures & Equipment

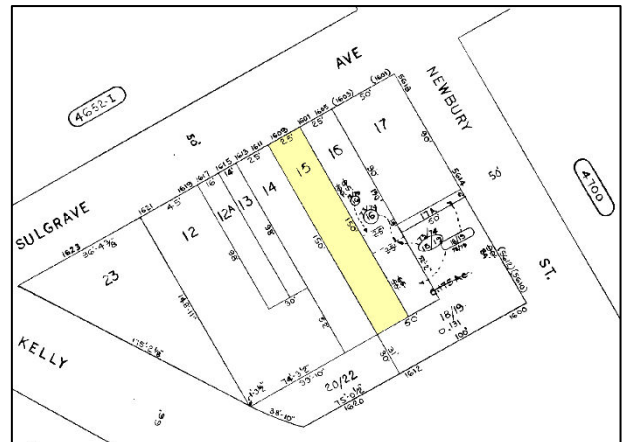
Known As

Le Bistro Du Village 1609 SULGRAVE AVENUE

Near Kelly Avenue
Baltimore City, MD 21209

Online Bidding Opens
TUESDAY, JUNE 2, 2026

Live Onsite Auction:
**THURSDAY, JUNE 4, 2026
AT 12:00 P.M.**



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:

Rarely available restaurant property in the heart of Mount Washington Village. The auction includes the real estate, a 7-day Liquor License, a fully equipped kitchen, and approvals for both indoor and outdoor dining. All furniture, fixtures, and equipment convey with the sale.

The auction will be held online and on-site on Thursday, June 4 at 12 P.M. The building will be open for inspection one hour prior to the auction. A \$20,000 cashier's check is required to bid. Pre-registration is available, or bidders may register at the auction.

LOCATION:

1609 Sulgrave Avenue is located in the heart of Mount Washington Village in North Baltimore. The Mount Washington neighborhood is an historic community with roots predating the Civil War. Mount Washington Village is at the heart of the neighborhood, comprising the commercial and shopping district for the larger surrounding area. With easy access to the Jones Falls Expressway (I-83), Northern Parkway, Smith Avenue and Falls Road, as well as having a light rail stop within two blocks, the location is among the most convenient in the area.

LOCATION (continued):

Mount Washington is well known for its collection of restaurants, retail shopping, service businesses and an array of major employers. Well-known businesses in close proximity include Johns Hopkins (Mount Washington Campus), Mount Washington Pediatric Hospital, Mount Washington Center, and Baltimore Clayworks. The Village offers a warm, inviting community feel providing a variety of conveniences to those both living and working in the area, as well as to those visiting the district from throughout the metropolitan area.

For more information about the area, please visit:

Mount Washington – <https://livebaltimore.com/neighborhoods/mount-washington/>

Mount Washington Village – <https://www.mountwashingtonvillage.com/>

CityView Map – <https://experience.arcgis.com/experience/065cf51484e045a09647a05299e4eb20>

SITE:

Lot size – 25' x 150', more or less

Covered front entrance

Front seating for 16+ guests

Rear covered deck with ceiling fans, seating for 60+ guests

Rear grassy area

All public utilities

ZONING:

C-1 Commercial. According to Baltimore City zoning administrators, the building has an approved use for restaurant with front and rear outdoor seating and second floor approved for office and accessory storage.

For more information about Baltimore City zoning, please visit: Zoning – <https://dhcd.baltimorecity.gov/ce/zoning>

LIQUOR LICENSE:

7-day beer, wine, and liquor class LB license. Consumption of alcohol permitted on premises and rear and front outdoor seating at any time except from 2:00AM to 6:00AM.

License Number: LB 022.

IMPROVEMENTS:

Two story commercial restaurant building, constructed in 1875, containing 1,806 square feet of above grade space and no basement, according to public tax records. First floor is arranged for a 75+ seat restaurant with two restrooms and kitchen. Second floor is currently used as a one bedroom and one bathroom apartment with full kitchen. The restaurant was gut renovated in 2005. Electric and gas were upgraded then. New roof installed in 2022.

The restaurant will operate until the auction. Property will be delivered vacant at closing.

EXTERIOR

Vinyl siding

Mixed windows

Flat asphalt roof

Aluminum gutters

Awning

INTERIOR

First floor:

Entry foyer with host stand

Dining room with mix of tables and booths

Two restrooms

Commercial kitchen with food pass-thru

Access to rear dining deck

Second floor:

Three rooms

Full bathroom

Full kitchen

Mechanical room

MECHANICAL/EQUIPMENT

600 amp electrical circuit over three 200 amp panels

Upgraded commercial gas line

Two gas forced air heat and central air conditioning units

Gas water heater

Washer/dryer with utility sink

Soda machine (carbonators)

Ice machine

KITCHEN EQUIPMENT

Crepe station

Oil Fryers

6 burner gas stove

Wet sprinklered range hood

Convection oven

Wet/dry prep station

Walk-in refrigerator

TITLE:

In fee simple; sold free and clear of liens. Baltimore City Deed Book FMC Liber 6142, folio 1412.

TAXES:

Published annual real estate taxes are approximately \$7,443.13, based on a full value assessment of \$331,100.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$20,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's office.

Online Auction Bidders – a 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 p.m. on the day of auction, 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, ground rent, 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 agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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 6% buyer's premium will be added to the final bid price.

The transfer of the Liquor license is subject to the approval of the Board of Liquor License Commissioners for Baltimore City 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.

Please visit this auction's web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/1609-sulgrave-avenue/>



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PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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.

INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

