

OFFICE BUILDING FOR SALE

BLDG. IDENTIFICATION: Lighthouse Shelter

PROPERTY ADDRESS: 202 West Street; Annapolis, Maryland 21401

LEGAL DESCRIPTION: Grid 22; County Tax Map 51C; Parcel 184

GROSS BUILDING AREA: 4,849 square feet ±

SITE SIZE: 3,872 square feet ±

BUILDING STORIES: 2

TYPICAL FLOOR SIZE: 2,425 square feet ±

ZONING: MX, which is Annapolis City's designation for Mixed Use

PARKING: 4 spaces serve the property

UTILITY SERVICE: Public water, public sewers, gas, electric and telephone serves the property

ELECTRIC SERVICE: 110 volts

GAS SERVICE: Yes

HEATING SYSTEM: Oil fired

SALE PRICE: \$925,000

ADDITIONAL INFORMATION:

- Prime commercial property located in the heart of downtown Annapolis
- Ideal corner location at signalized intersection; great visibility
- Just minutes from Government State Circle, Park Place, numerous fine restaurants, and retail shops
- City of Annapolis zoning allows for mixed-use

For additional information, contact:
Patricia B. Farrell – 410/974-9003 or tfarrell@mackenziecommercial.com

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