

FOR SALE

Anne Arundel County, MD

79 WEST STREET

ANNAPOLIS, MARYLAND 21401

Rarely Available
On-Site
Parking!

AVAILABLE

Second Floor Condo: 2,100 sf
(3,095 sf total including common areas and lower level storage)

ZONING

MX

SALE PRICE

\$890,000

HIGHLIGHTS

- ▶ Second floor office condominium with excellent visibility and access
- ▶ Eclectic downtown location with 9 on-site parking spaces
- ▶ Upgraded finishes and systems throughout
- ▶ Close proximity to Maryland State House, Circuit Court, State Office Buildings, United States Naval Academy, Annapolis City Dock, and St. John's College
- ▶ Walking distance to Rams Head Bar & Grill, El Toro Bravo, Level, Tsunami, and various retail shops and services



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



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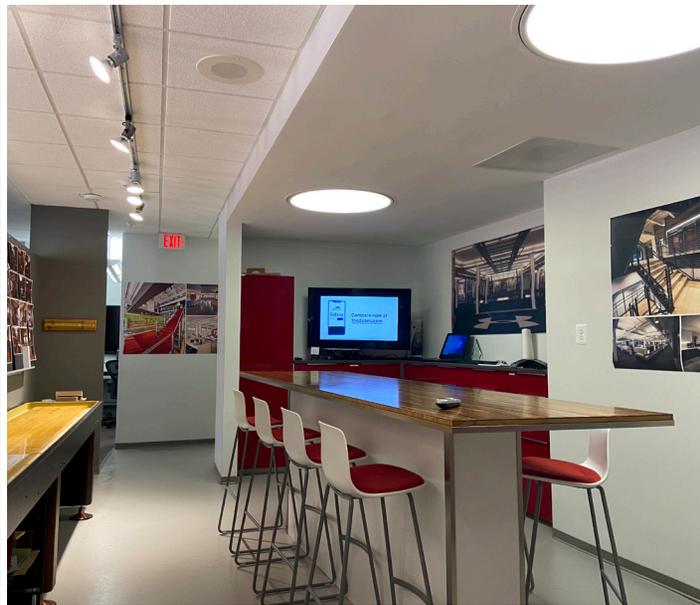
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Anne Arundel County, MD

BUILDING PHOTOS

79 WEST STREET | ANNAPOLIS, MARYLAND 21401



FOR SALE

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BIRDSEYE

79 WEST STREET | ANNAPOLIS, MARYLAND 21401



ON-SITE
PARKING

79
WEST ST.

WEST STREET



 **MACKENZIE**
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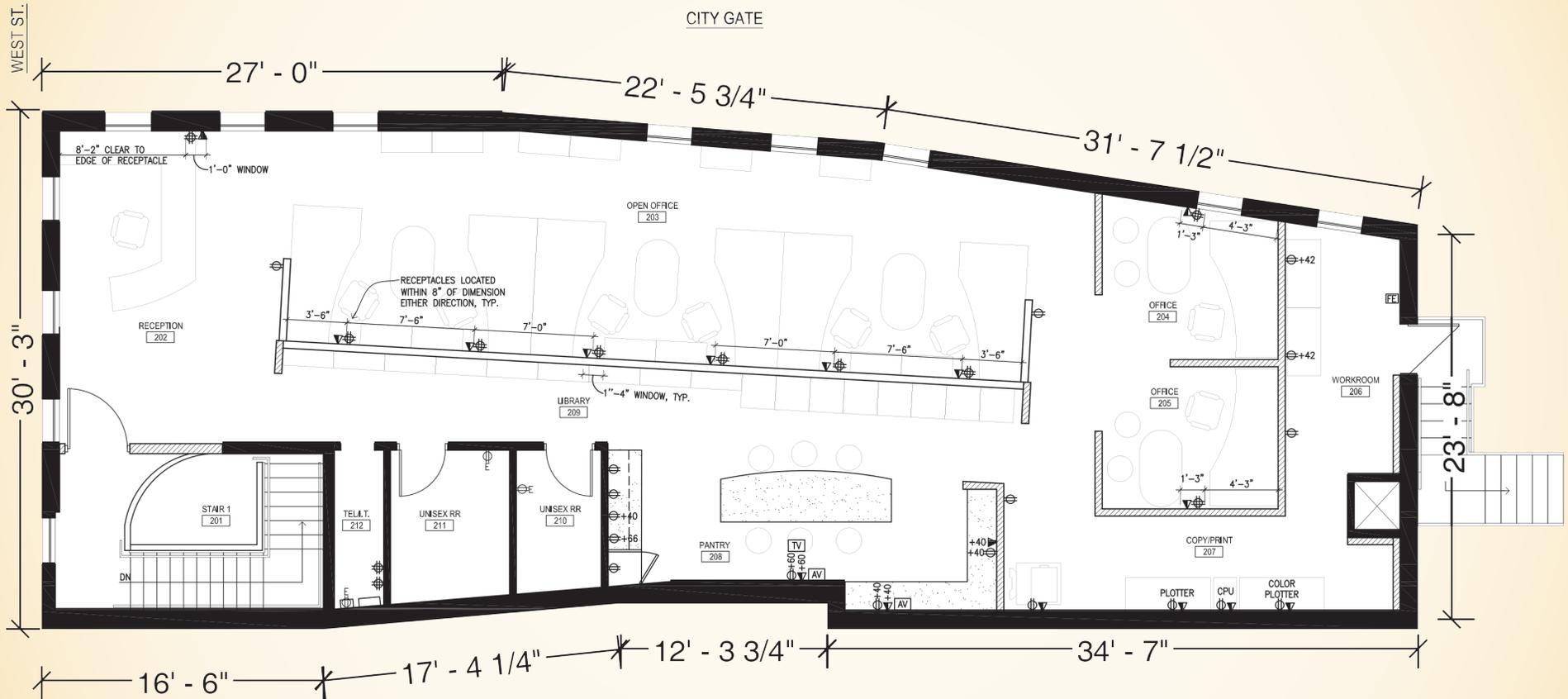
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FLOOR PLAN

79 WEST STREET | ANNAPOLIS, MARYLAND 21401

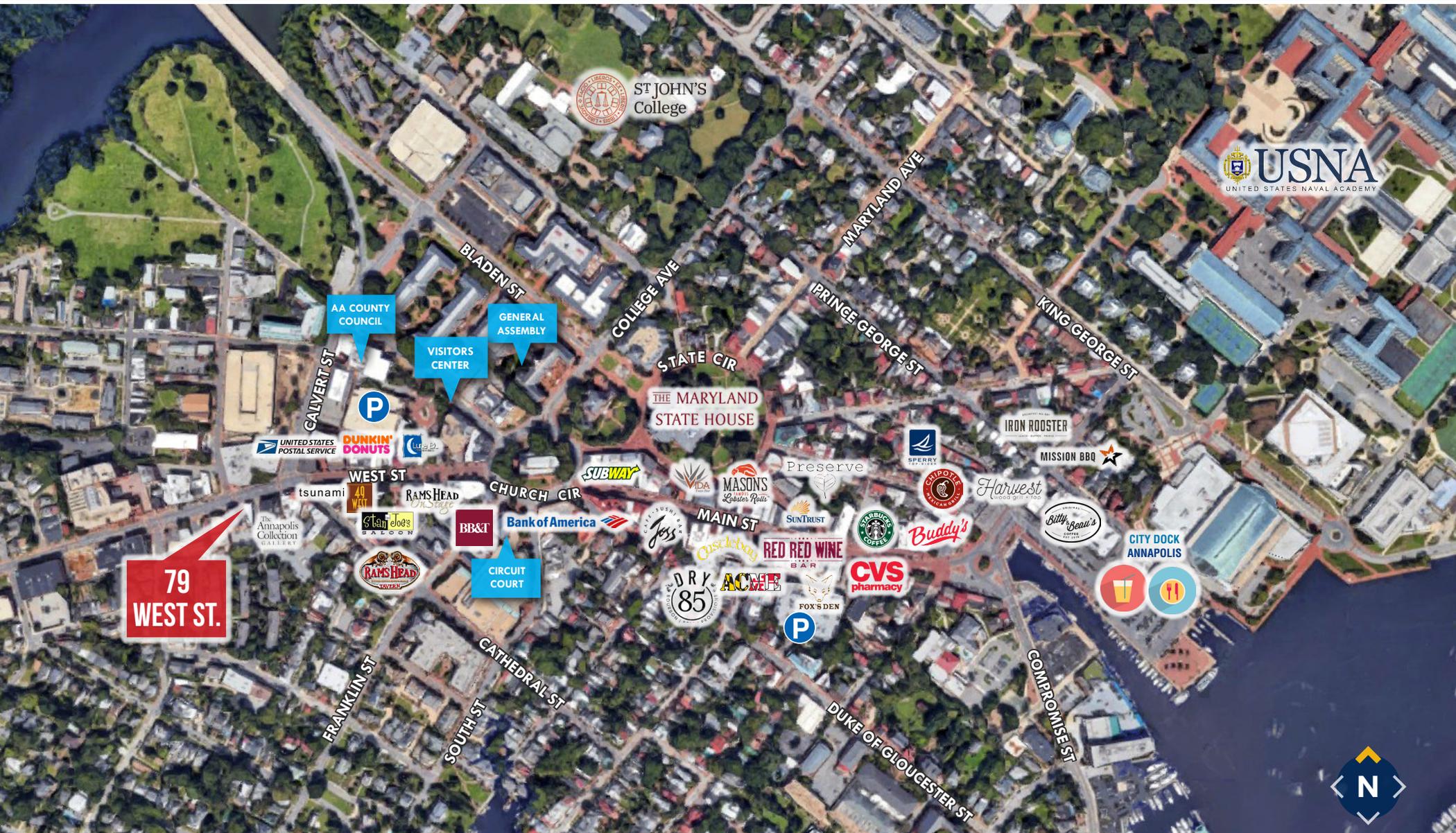


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LOCAL AMENITIES

79 WEST STREET | ANNAPOLIS, MARYLAND 21401



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LOCATION

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BUILDING INFORMATION

79 WEST STREET | ANNAPOLIS, MARYLAND 21401

Address:	79 West Street Annapolis, Maryland 21401	Heating/Cooling Fuel:	Gas
Available:	Approximately 2,100 square feet (3,095 sf total including common areas and lower level storage)	Heating/Cooling System:	Forced air HVAC
Floor:	Second floor	Roofing:	Metal deck with rubber roof; replaced approximately in 2017
Zoning:	MX – Mixed Use	Basement:	Yes, approximately 1,000 square feet
Parking:	Nine (9) on-site parking spaces	Sprinklers:	Basement only
Walls/Ceiling:	Masonry bearing walls clad with metal framing, insulation, and drywall	General Utilities:	Gas, electric, water
Ceiling Height:	Nine feet (9')	Real Property Tax:	FY2020: \$6,674.03 FY2021: \$6,669.30
Cable/Fiber:	Comcast	Condo Fee:	Approximately \$27,000 held in reserve