

# FOR SALE

697 MARYLAND 3, GAMBRILLS, MD 21054



Highly Visible  
Owner/User Opportunity

**John Gallagher**

410.260.6541

[jgallagher@hyattcommercial.com](mailto:jgallagher@hyattcommercial.com)

**William Steffey, CRE, CCIM**

410.703.6553

[bsteffey@hyattcommercial.com](mailto:bsteffey@hyattcommercial.com)

## HIGHLIGHTS

- +/- 1,500 SF Freestanding Office Building
- Has been owner occupied and well cared for by an Electrical Contractor for 25 years
- Reception area, 4 private offices, kitchen, restroom and storage closet
- Approximately .84 acres along highly travelled Route 3 corridor
- +/- 74,000 average daily traffic count
- Significant signage opportunity fronting Route 3
- Only 1 traffic signal from I-97 and MD Rt 32

## OFFERING



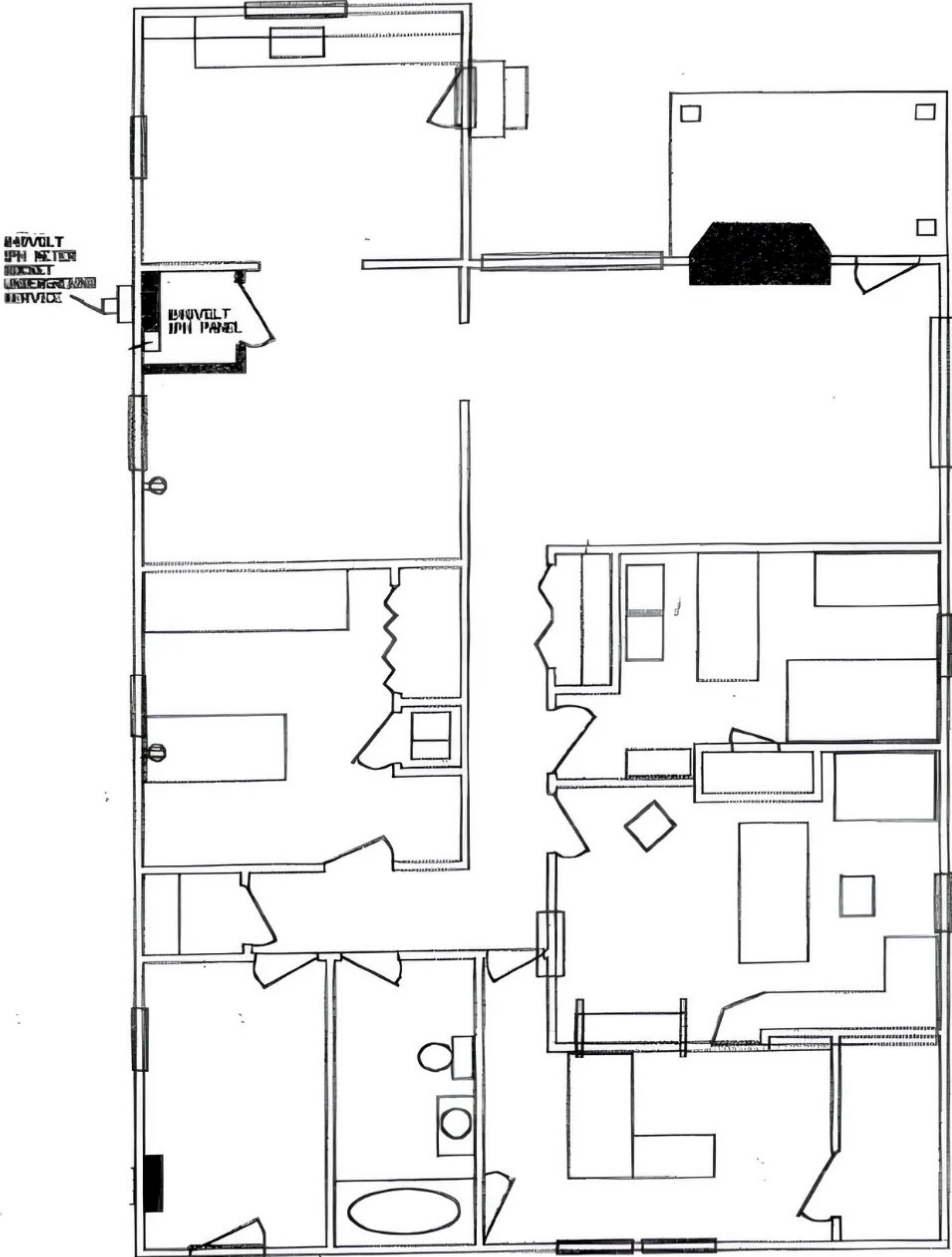
## FOR SALE OFFICE SPACE

|               |                |
|---------------|----------------|
| Sale Price    | \$715,000      |
| Building Size | +/- 1,500 SF   |
| Zoning        | C2 (AA County) |
| Lot Size      | +/- 0.84 Acres |



## INTERIOR PHOTOS





FLOOR PLAN

OFFICE  
FLOOR PLAN

697 MARYLAND RTE. 3 NORTH  
GAMBRILLS, MD

# RETAILER MAP



The Advice Is An Integral Part Of This  
Plat & Is Found On The Affixed Page.

NOTE: The property shown hereon is located  
within Zone C as shown on F.E.M.A.  
Flood Insurance Rate Map, Community

Panel No. 2A0008 00266  
Anne Arundel County, Md.

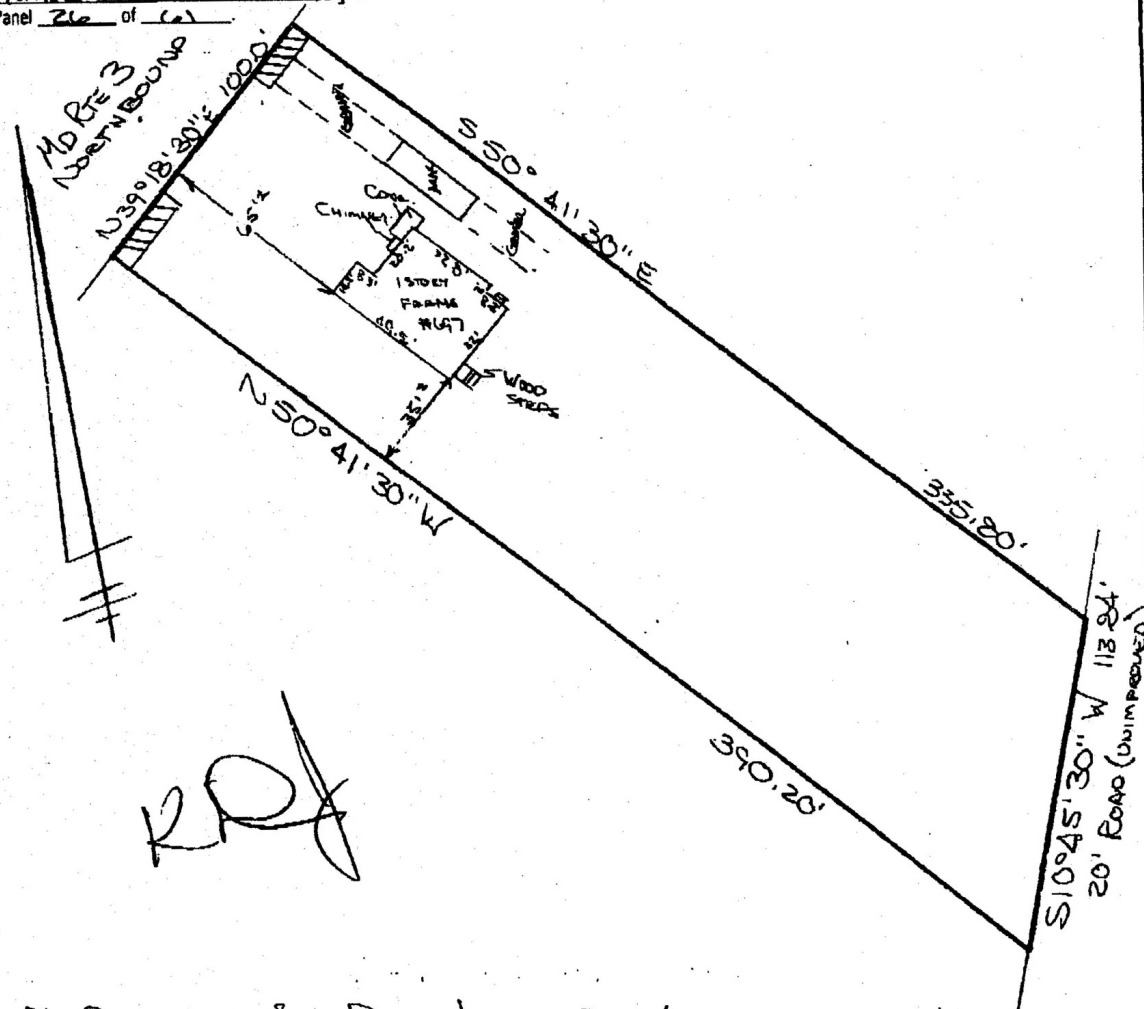
Panel 26 of 61



= Saving & Exception

GTC 1195/432

SEE SHA PLATS 16631 & 19091



*RP*

FOR DESCRIPTION SEE DEED LIBER 2762/237 S&E GTC 1195/432

I HEREBY CERTIFY THAT I HAVE SURVEYED  
LOT NO. ... OF SECTION ... OF  
#697 MD Rte 3 NORTH  
SUBDIVISION FOR THE PURPOSE OF  
LOCATING THE IMPROVEMENTS AND THE  
IMPROVEMENTS ARE LOCATED AS SHOWN.

*Kenneth D. Dixon, Jr.*  
KENNETH D. DIXON, JR. DATE 7-5-01  
REG. PROPERTY LINE SURVEYOR NO. 421

PLAT RECORDED IN PLAT BOOK NO. ...  
FOLIO NO. ... PLAT NO. ...  
SCALE 1" = ... 50' ... W.O. NO. 01-315  
THIS PLAT IS NOT INTENDED TO BE USED  
FOR THE PURPOSE OF ESTABLISHING  
PROPERTY LINES

KEN DIXON SURVEYS  
P.O. BOX 1179  
PASADENA, MD 21123-1179 (410) 437-6632





## CONTACT

### HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

### John Gallagher

410.260.6541

[jgallagher@hyattcommercial.com](mailto:jgallagher@hyattcommercial.com)

### William Steffey, CRE, CCIM

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