

# FOR SALE

65 OLD SOLOMONS ISLAND RD, ANNAPOLIS, MD 21401



2 Story Retail/Office Building  
Ideal Owner-User Opportunity

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## HIGHLIGHTS

- 2 Story retail/office building for sale
- 1st floor is 100% leased to (5) tenants
- 2nd floor is ideal for owner occupant ready to occupy up to +/- 8,600 SF (Seller open to leasing a portion too)
- Strategic location just across from the Annapolis Town Center with immediate access to Route 2
- Elevator served building with 2 exterior, covered stairwells
- Excellent building and monument exposure facing Solomons Island Road

## OFFERING



# FOR SALE

Building Size	+/- 17,000 SF
Land Size	1.24 acres
Zoning	B2 (City of Annapolis)





**Proposed Redevelopment  
(Commercial, Apartments, Townhomes)**

## 1 FIRST FLOOR

**Suite 100** – 1,260 SF  
Precision Garage Door

**Suite 104** – 1,500 SF  
Solace Family Counseling

**Suite 108** – 2,600 SF  
Wadsworth Financial Consulting

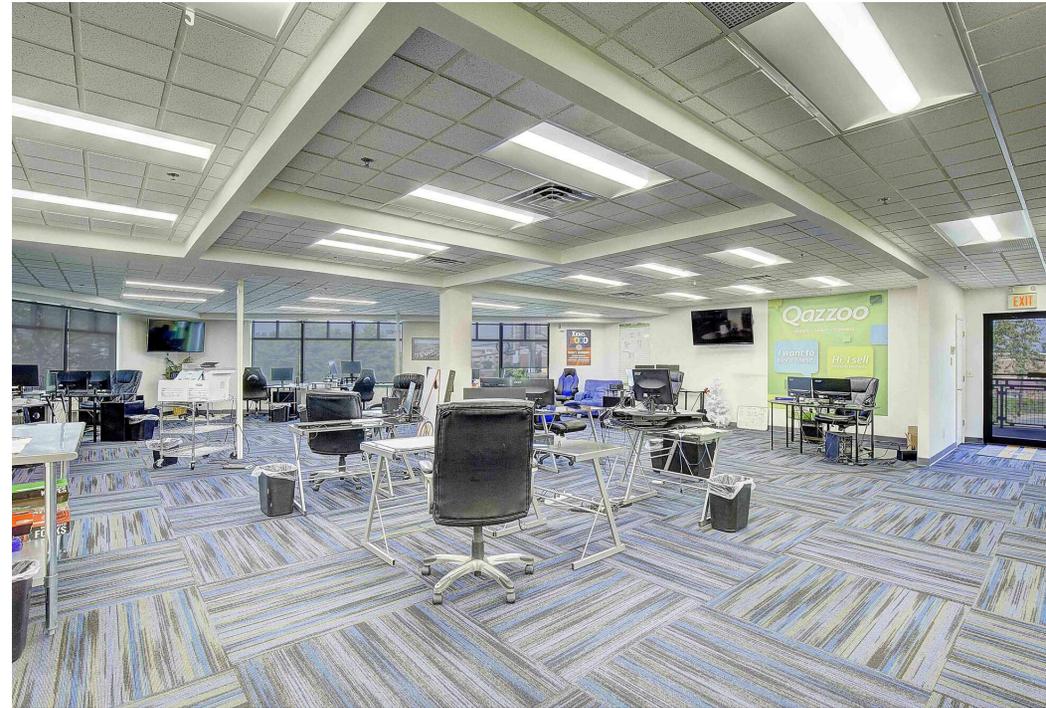
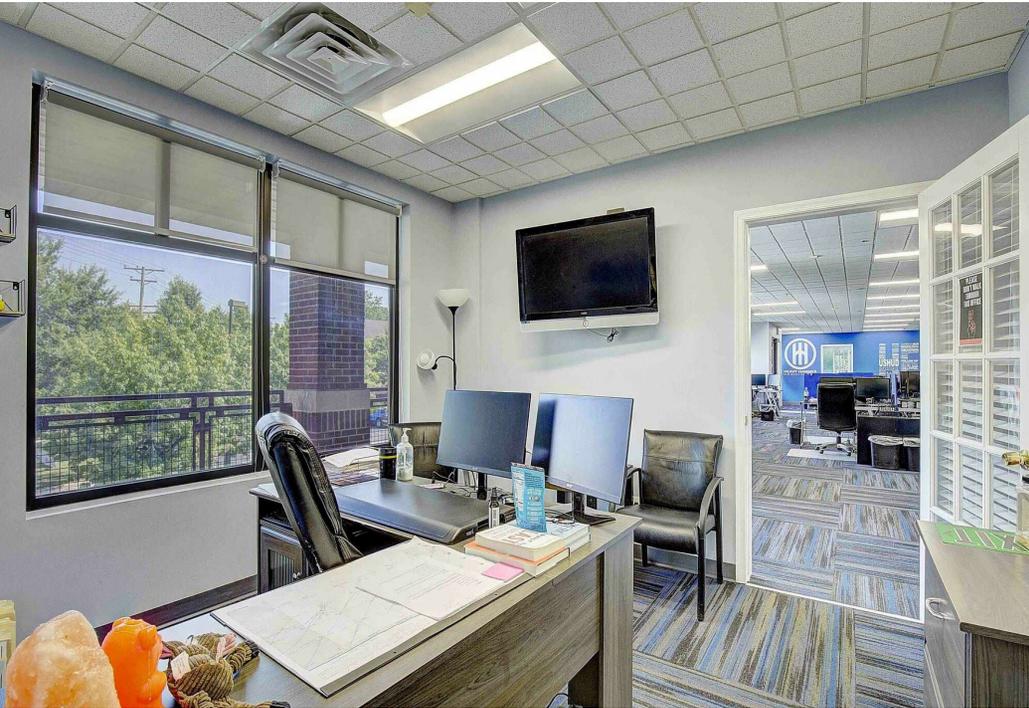
**Suite 102** – 1,500 SF  
Community Title Network

**Suite 106** – 1,500 SF  
The Family Barbershop

## 2 SECOND FLOOR

**Suite 200 – 208** - 8,600 SF

# INTERIOR PHOTOS



# ADDITIONAL PHOTOS





## CONTACT

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