



79 WEST STREET

ANNAPOLIS, MARYLAND 21401

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Eclectic downtown location with 8 on-site parking spaces
- Unit has a reception/bullpen area, 5 offices, a kitchen that seats 4, copy/fax room and 2 restrooms (one with shower)
- 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
- Taxes for the unit are \$10,040 annually
- MX zoning, permitting uses of office, retail, restaurants, galleries, and laboratories.

AVAILABLE:

UNIT 1 (1ST FLOOR): 2,281 SF ±
BASEMENT: 1,000 SF ±

STORIES:

2, PLUS BASEMENT

PARKING:

UNIT HAS 8 PARKING SPACES

ZONING:

MX

SALE PRICE:

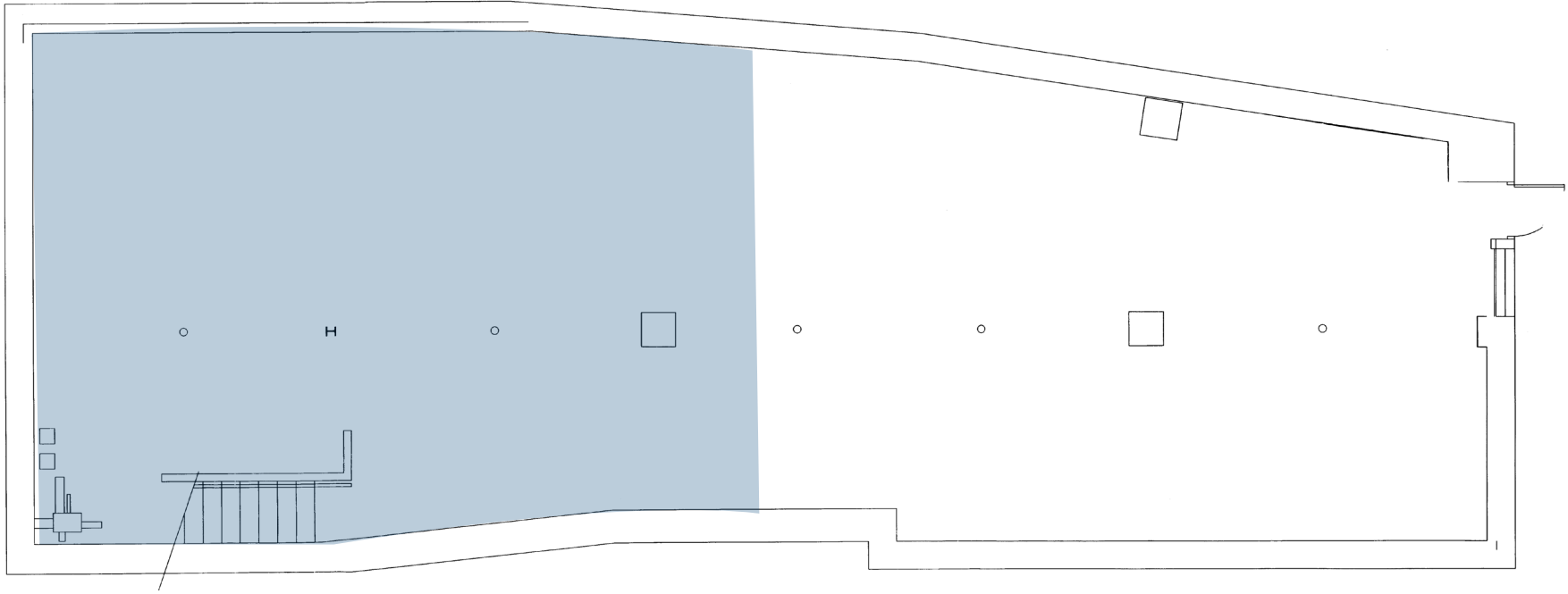
\$940,000



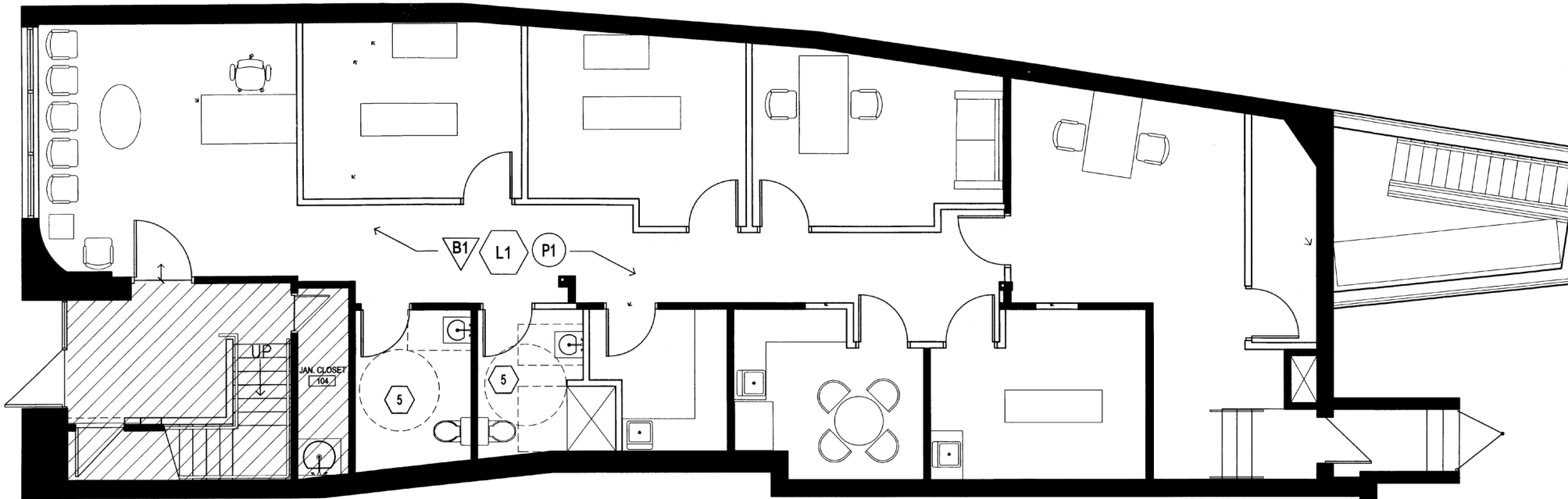
GOOGLE STREET VIEW

FLOOR PLANS

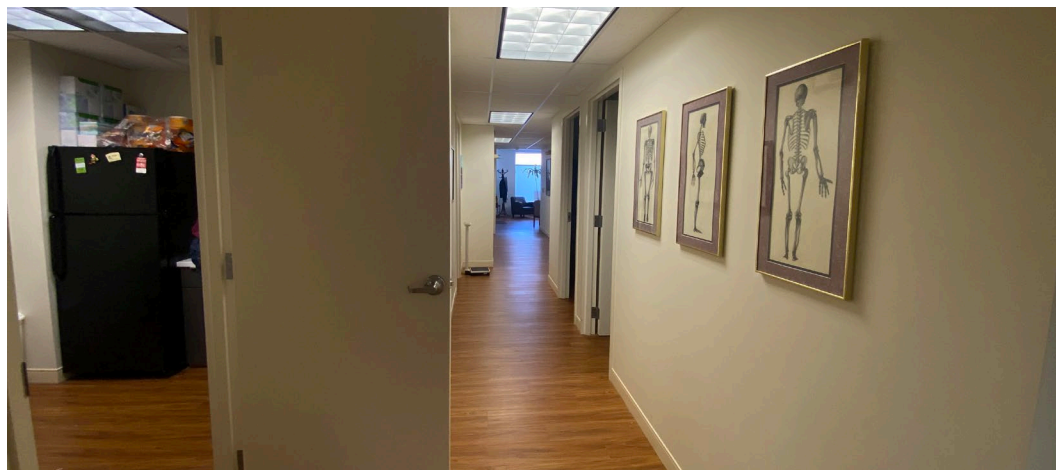
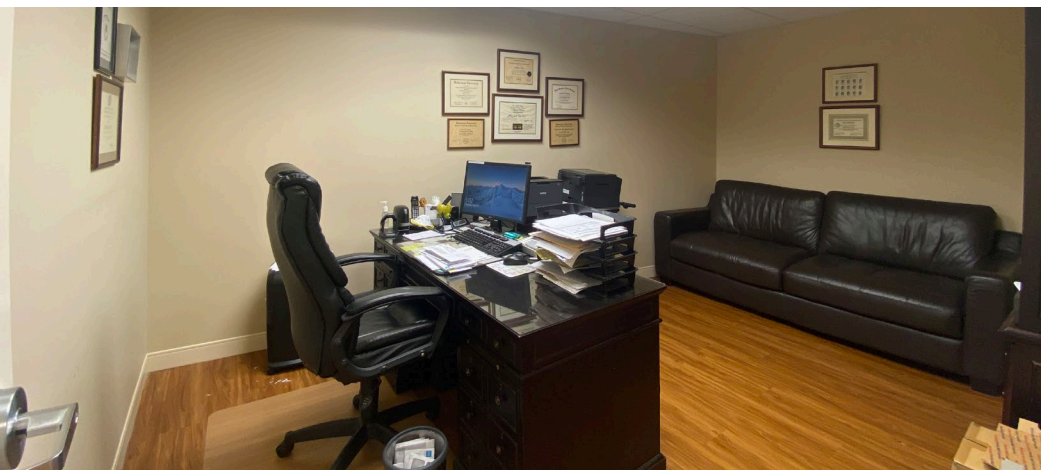
BASEMENT



FIRST FLOOR



INTERIOR PHOTOS

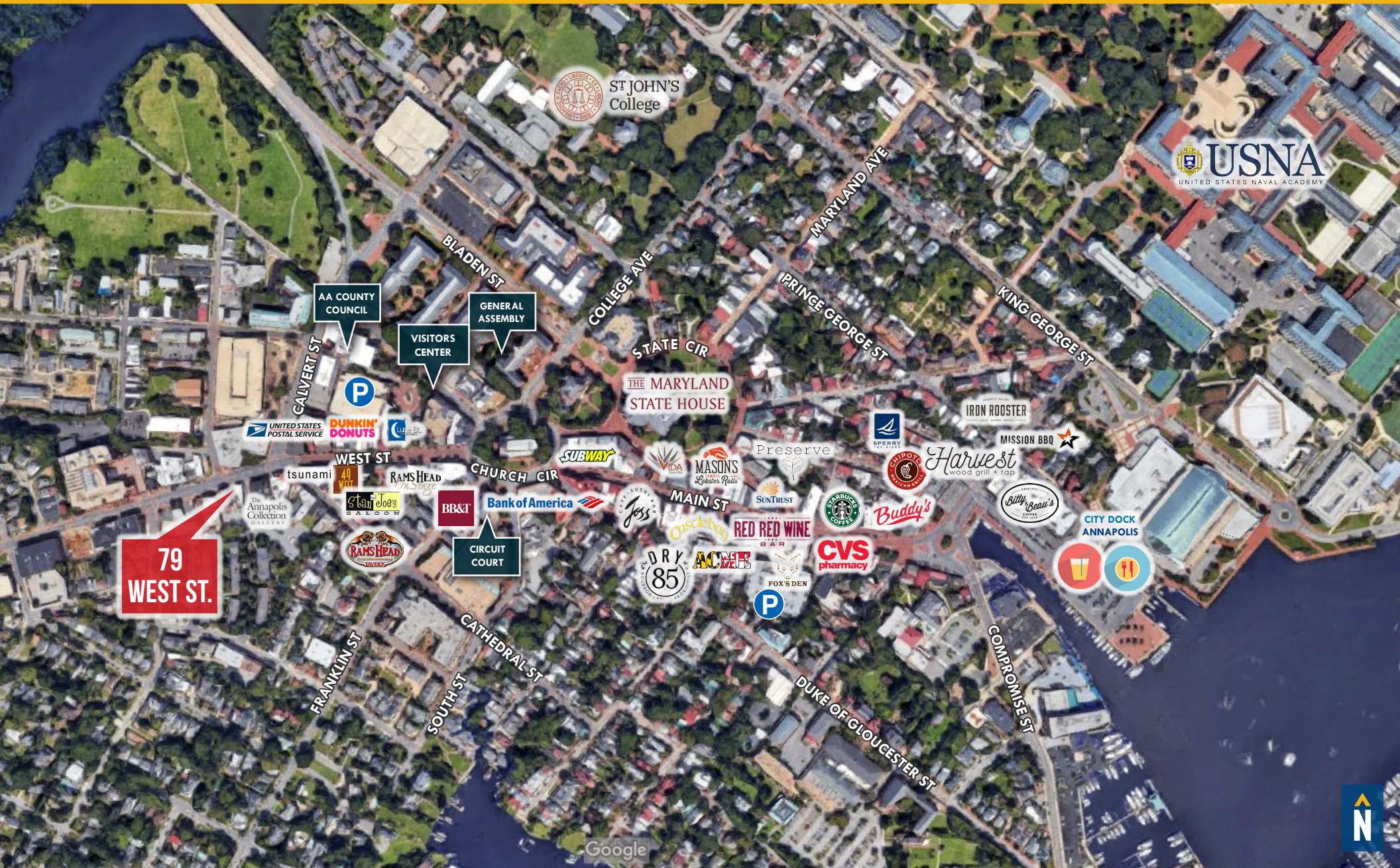


PARKING

**8 PARKING
SPACES
INCLUDED**



LOCAL AMENITIES



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,073

27,430

52,235

DAYTIME POPULATION



32,105

95,089

154,004

AVERAGE HOUSEHOLD INCOME



\$171,095

\$162,706

\$171,180

NUMBER OF HOUSEHOLDS



6,006

25,230

45,609

MEDIAN AGE

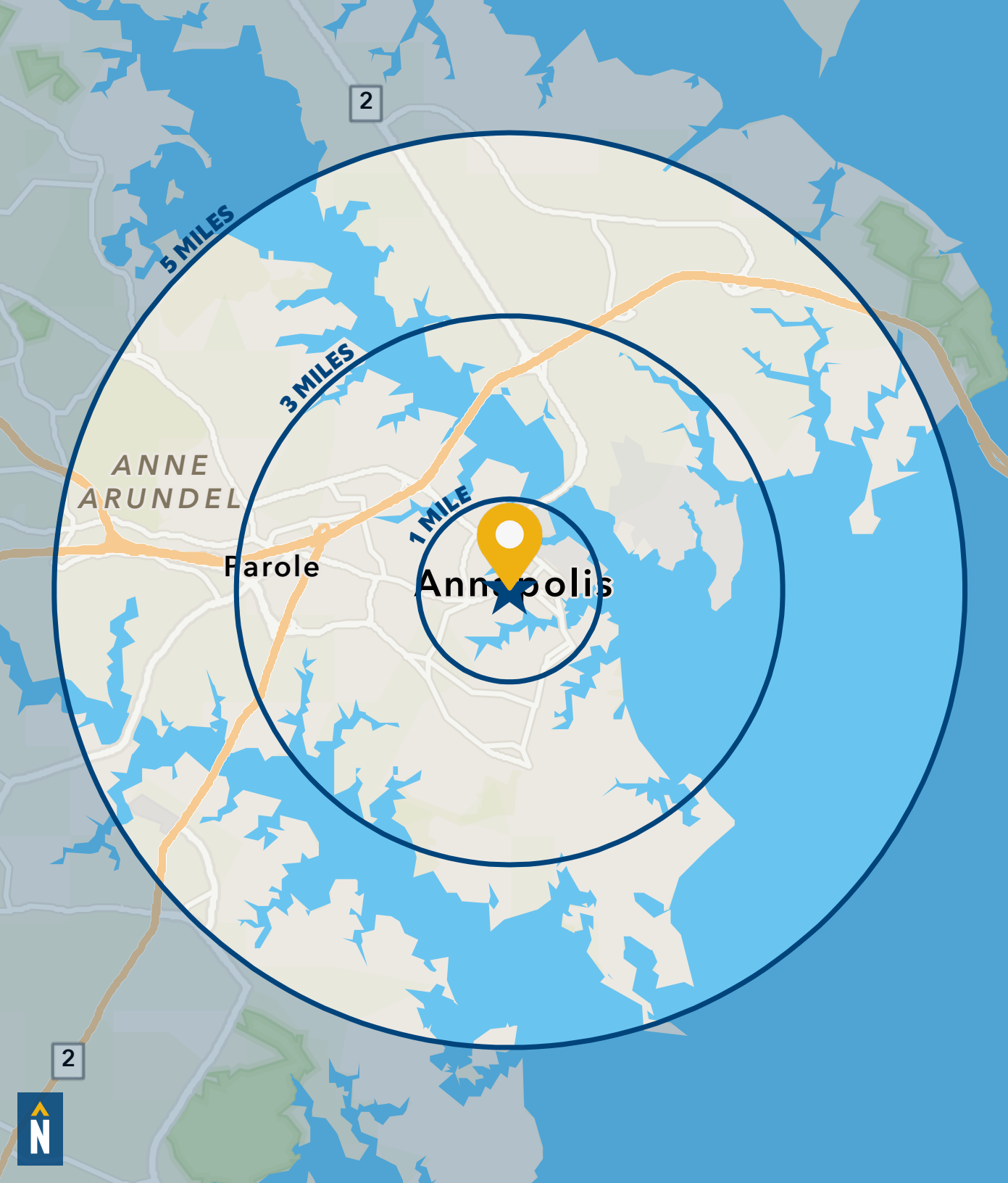


42.1

40.7

43.1

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

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CHARLIE ROBERTS

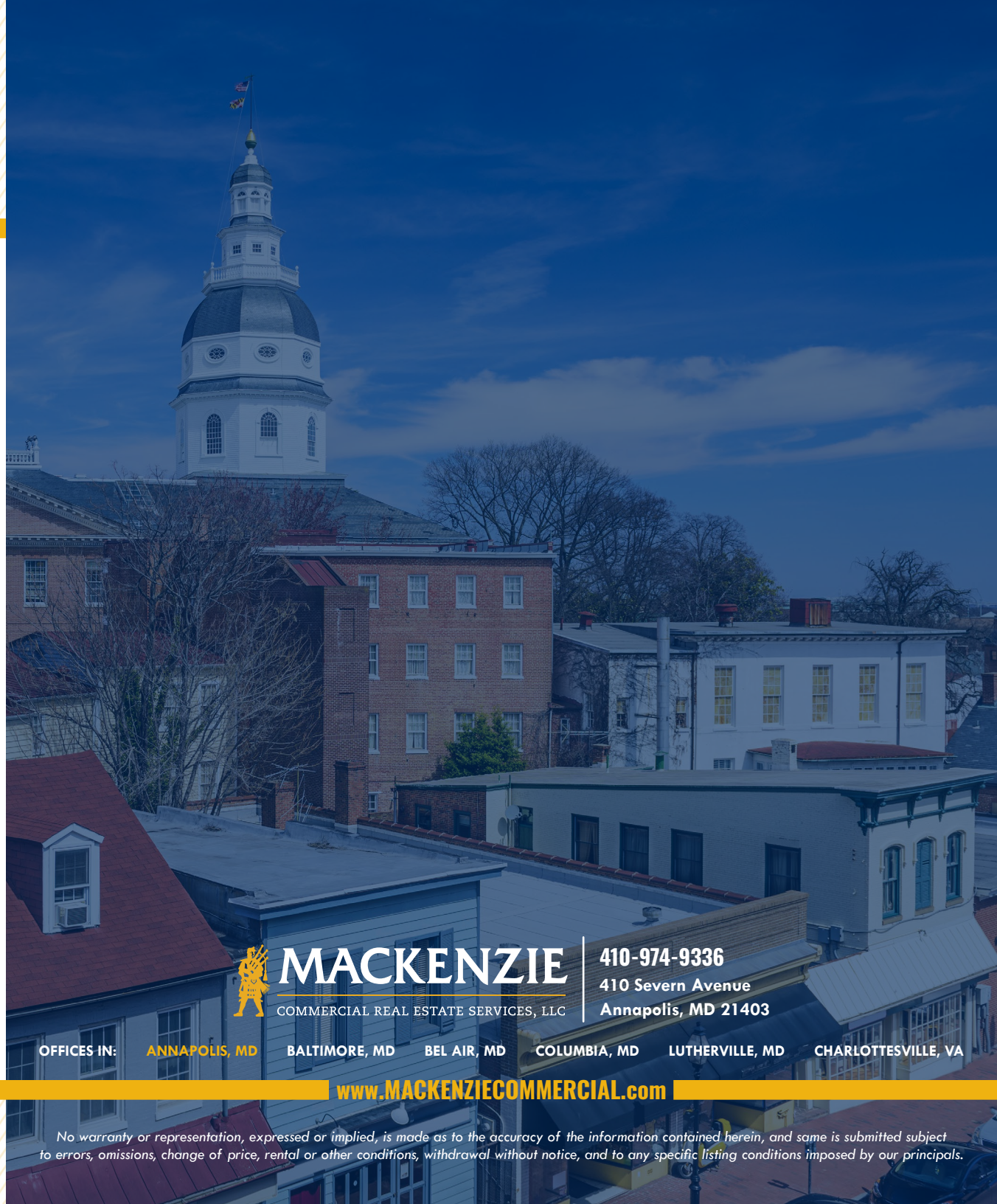
REAL ESTATE ADVISOR

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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