

**FOR SALE**

- 3/4 Acre\*
- ± 960 sf Office
- Zoned C4



**2045 Herndon Dr, Annapolis, MD 21401**  
**C4 Zoning – Highway Commercial**

- Total of ± 1.28 Acres – 3/4 Acre\* (usable) fenced yard with ± 960 sf office
- 96' Frontage on Bestgate Road – Top location with on-site parking
- Public water, septic system - Public utilities *may* be available by connection
- Utility Easement (park under and/or drive through easement)

• **Asking price: \$1,350,000**

\*Approximate fenced area

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