

FOR SALE

4701 Woodfield Road, Galesville, MD 20765



**Waterfront Gem
For Sale**

Jeff Griesbauer
617-680-0392
jgriesbauer@hyattcommercial.com

PROPERTY OVERVIEW

2.092 acres with roughly 500 feet of bulkhead/rip rap with dockage to accommodate approximately 25-30 boats, depending upon size. Most of the slips are accessed off two finger piers extending into Tenthouse Creek, a tributary of the West River. The slips cater to boats up to 35+/- feet with side tie space to accommodate larger vessels. The property has a travel lift pit which measures 18+/- feet wide and the parcel can accommodate roughly 65 boats in winter storage, depending upon the size. Most recently, the property was leased by a service operator who utilized it as a boatyard for repair, maintenance and storage of boats. Previously, it served as an off-load site for a major seafood distributor/retailer in the greater Annapolis area.

The property is improved with three main buildings; an office and two larger buildings which were utilized for boat repair and maintenance. These buildings could also serve as a showroom for a boat dealer or simply as indoor dry storage of boats, or other large items such as RV's or mobile homes. The two large buildings measure approximately 7,750+/- sf and 4,800+/- sf, with one offering updated bathrooms.

This site would be an ideal location for a mobile marine technician to establish themselves with a physical presence in the greater Annapolis area while also providing income from the year-round storage of boats, both in the water and on land/indoor.

OFFERING

FOR SALE

INDUSTRIAL

Lot Size: 2.092 Acres

Zoning: W2 - Light
Industrial District





REGIONAL MAP

- 50 Minutes Drive to Washington, DC
- 58 Minutes Drive to Baltimore

DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes

BALTIMORE
39.9 miles



DOWNTOWN ANNAPOLIS
14.1 miles



WASHINGTON, DC
33.5 miles



CONTACT

HYATT COMMERCIAL

410-266-8800

2568A Riva Rd., Annapolis, MD 21401

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