

**AFFORDABLE FEE-SIMPLE OWNER-USER COMMERCIAL BUILDING  
OFFERED AT \$295,000**



- Rare low-entry price point for a standalone commercial property
- Affordable fee-simple commercial ownership opportunity
- C3 zoning with flexible owner-user potential
- High-visibility location along Baltimore Annapolis Boulevard
- Standalone building with private gravel parking
- Practical layout for office, retail, service, or contractor-related operations
- Detached shed and rear patio for storage or operational support

**7707 BALTIMORE ANNAPOLIS BLVD  
GLEN BURNIE, MD 21060**



**COLDWELL BANKER  
REALTY**



**MARTIN  
HOME GROUP**  
OF COLDWELL BANKER REALTY

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# Property Snapshot

- Zoning: C3 — General Commercial, Anne Arundel County
- Building Type: Standalone commercial building
- Ownership: Fee simple
- Estimated Interior Square Footage: 730 SF
- Lot Size: 4,504 SF
- Parking: Gravel driveway with work-truck / private parking potential
- Annual Taxes: \$2,486 — 2026
- Highlights: Rare affordable entry-point price, Baltimore Annapolis Blvd visibility, storage shed, rear patio, quick highway access, and flexible owner-user potential.



# Stop Renting. Own Your Commercial Space.

7707 Baltimore Annapolis Blvd offers a practical opportunity for a business owner to control their own commercial space rather than continue paying rent. With C3 zoning, corridor visibility, private parking, and a low absolute price point, the property is well positioned for an owner-user seeking an affordable standalone presence in Glen Burnie.

1) Plumbing Company



2) Pest Management Company



3) Electrical Contractor



4) Behavioral / Mental Health Clinic



Conceptual renderings only. Images are for illustrative marketing purposes and do not represent approved signage, business licensing, zoning approval, permits, parking approval, or final property use. Buyer to independently verify all zoning, licensing, signage, parking, utility, and operational requirements with Anne Arundel County and applicable authorities.

# FLEXIBLE ZONING AND OPPORTUNITY

The conceptual renderings illustrate how the property could be adapted for a range of business uses, from contractor operations and professional offices to wellness services, creative studios, childcare, and membership-based organizations. Opportunities to purchase an affordable, fee-simple commercial property at this price point are increasingly rare, giving an owner-user the chance to customize the space around their operation, replace rent with ownership, and build equity as the business grows.

1) Daycare Center



2) Podcast Studio



3) Private Club

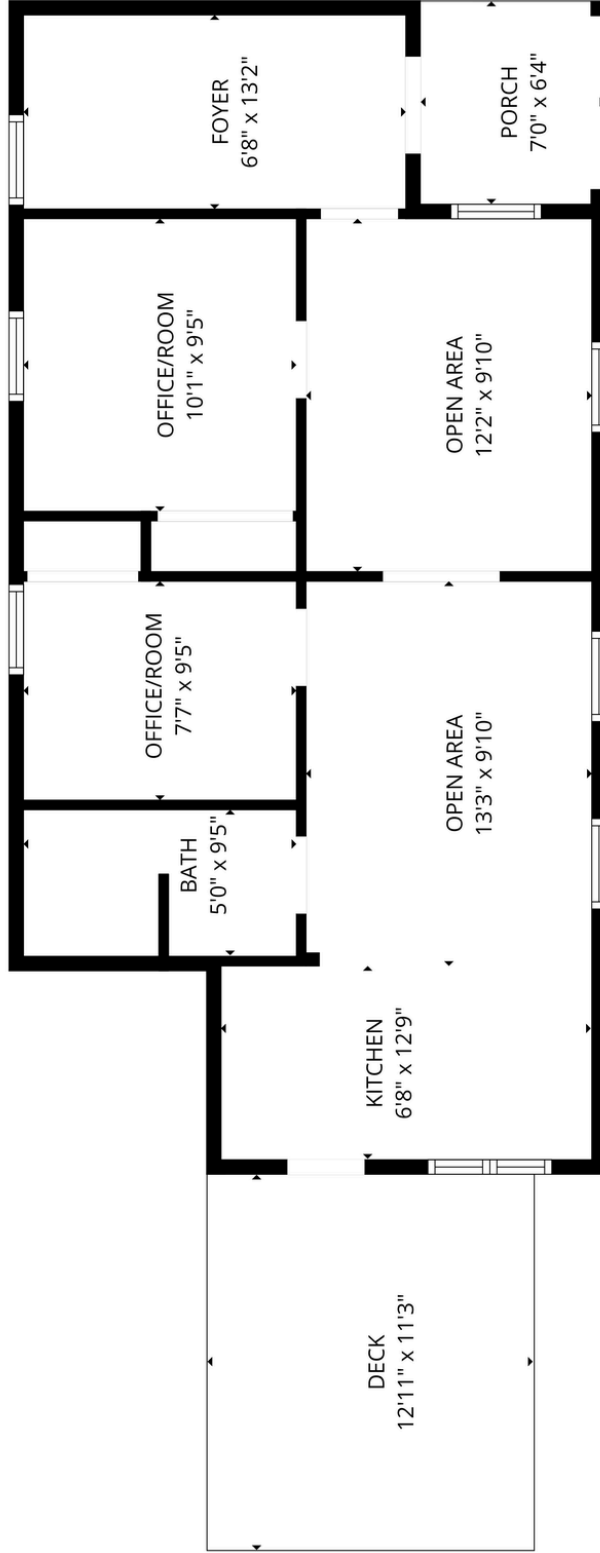


4) Professional Office



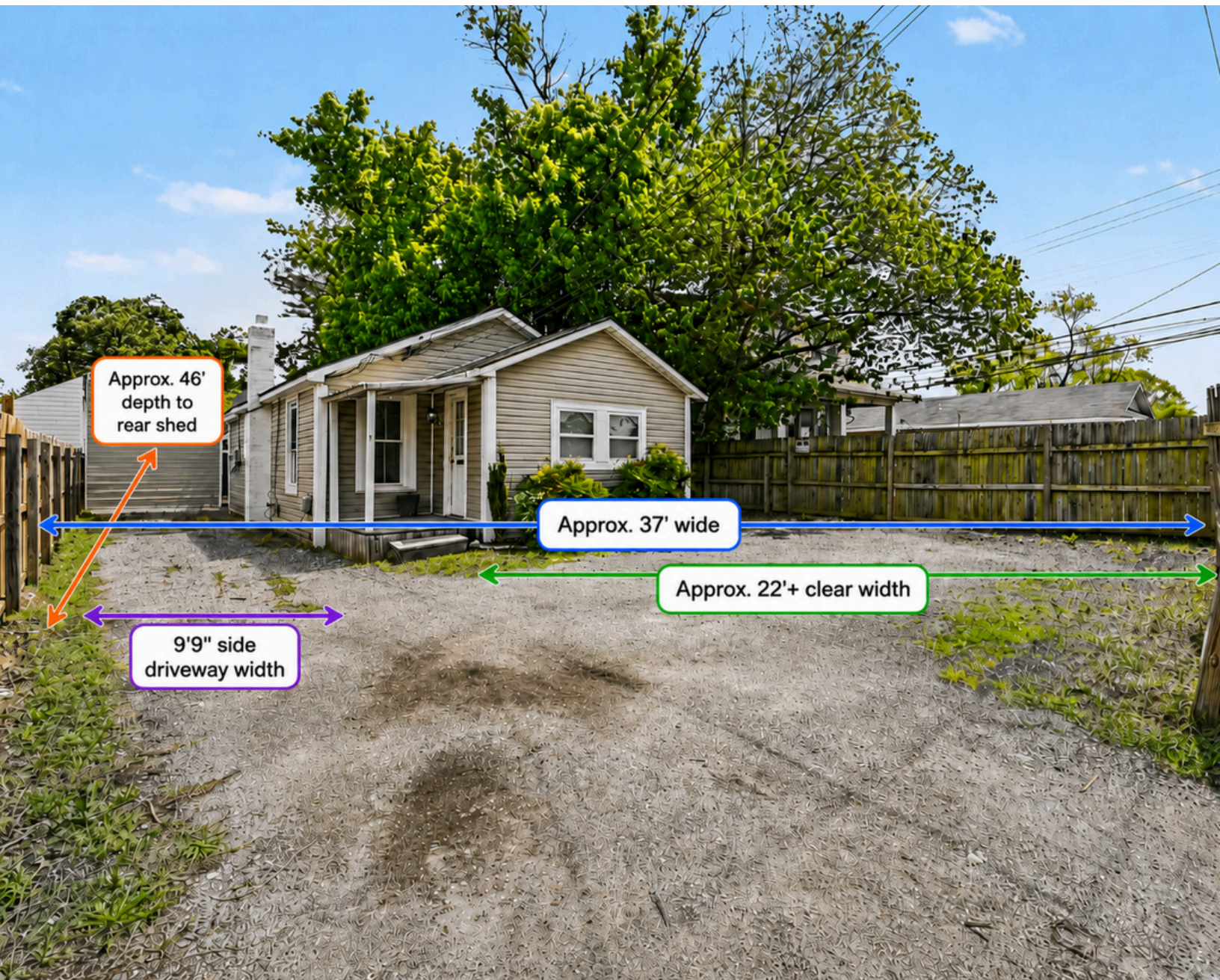
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# FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Driveway & Parking Area Measurements



Approx. 46'  
depth to  
rear shed

Approx. 37' wide

Approx. 22'+ clear width

9'9" side  
driveway width

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**FOR MORE INFO  
PLEASE CONTACT**

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