

COMMERCIAL PROPERTY

FOR SALE

1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD



OFFERED AT

\$1,430,000



PRIME
LOCATION



HIGH
VISIBILITY



C3 ZONING
A WIDE RANGE OF
COMMERCIAL USES



EXCEPTIONAL
VALUE

TREATING EVERY CLIENT LIKE FAMILY AND EVERY PROPERTY AS OUR OWN.

1205 CRAIN HIGHWAY NORTH
GLEN BURNIE, MD

PROPERTY OVERVIEW

Unlock the potential of this versatile C3-zoned commercial property in Anne Arundel County, offering a unique combination of existing business functionality, flexible space, and potential for multiple income streams.

The property is currently utilized by a woodworking and home-improvement business specializing in kitchen cabinetry, countertops, vanities, windows, flooring, and installation services, demonstrating its ability to accommodate showroom, office, service, and operational uses.



C3 ZONING

A WIDE RANGE OF
COMMERCIAL USES



FLEXIBLE SPACE

SHOWROOM, OFFICE,
SERVICE & OPERATIONAL USES



INCOME POTENTIAL

IDEAL FOR OWNER-USER
OR INVESTOR



PRIME LOCATION

IN ANNE ARUNDEL COUNTY

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1205 CRAIN HIGHWAY NORTH

GLEN BURRIE, MD

FLEXIBLE CONFIGURATION

The property features multiple distinct areas with separate entrances, including the main commercial space and an upper-level area. This configuration creates an attractive opportunity for an owner-user, investor, or entrepreneur who may choose to occupy a portion of the property while potentially leasing the remaining space for additional income.

The layout may also present a compelling live-work opportunity for a buyer seeking to operate a business on the lower level while potentially utilizing the upper level as a residence, subject to applicable Anne Arundel County zoning, permitting, building-code, and occupancy requirements. This arrangement could provide the convenience of having business operations and living accommodations at one location while maintaining separation between the two areas.



C3 ZONING

A WIDE RANGE OF
COMMERCIAL USES



MULTI-USE POTENTIAL

COMMERCIAL, RESIDENTIAL
OR MIXED USE



MULTIPLE ENTRANCES

FLEXIBLE LAYOUT
OPTIONS



INVESTMENT OPPORTUNITY

GENERATE ADDITIONAL
INCOME

TREATING EVERY CLIENT LIKE FAMILY AND EVERY PROPERTY AS OUR OWN.

1205 CRAIN HIGHWAY NORTH
GLEN BURNIE, MD

SPACIOUS INTERIORS

The generous interior layout includes showroom/display areas, office space, restroom facilities, storage/work areas, and additional flexible-use rooms, while the exterior provides valuable space that may support business operations, storage, parking, or other uses as permitted.



SHOWROOM / DISPLAY AREAS

IDEAL FOR RETAIL
OR SERVICE USES



OFFICE SPACE

FUNCTIONAL &
FLEXIBLE LAYOUTS



RESTROOM FACILITIES

CONVENIENT
ON-SITE AMENITIES



ADDITIONAL SPACE

STORAGE, WORK AREAS
& FLEXIBLE-USE ROOMS

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GLEN BURNIE, MD

C3 ZONING FLEXIBILITY

C3 zoning provides flexibility for a variety of commercial and service-oriented uses, subject to Anne Arundel County regulations and approvals. Potential uses may include restaurant or food service, retail, professional offices, medical or dental offices, salon/barbershop and personal services, fitness-related businesses, and other general commercial or service uses. Restaurant use is among the potential permitted uses, with alcoholic beverage service accessory to a restaurant subject to applicable County requirements and licensing.

With its flexible configuration, separate entrances, existing commercial improvements, and potential for owner occupancy, live-work use, and rental income, this property presents an exciting opportunity for buyers looking to establish, expand, or invest in a commercial location with multiple possibilities.

A high-potential property with the flexibility to accommodate today's business while creating opportunities for tomorrow.



RESTAURANT & FOOD SERVICE

POTENTIAL PERMITTED USE
(WITH COUNTY APPROVALS)



RETAIL & PERSONAL SERVICES

SHOPS, SALONS, FITNESS
AND MORE



PROFESSIONAL OFFICES

MEDICAL, DENTAL,
PROFESSIONAL, AND
GENERAL COMMERCIAL USES



INVEST OR OWNER-OCCUPY

MULTIPLE POSSIBILITIES
FOR TODAY AND TOMORROW

TREATING EVERY CLIENT LIKE FAMILY AND EVERY PROPERTY AS OUR OWN.

1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD

STRATEGIC LOCATION. STRONG DEMAND.

A WELL-CONNECTED COMMUNITY

DEMOGRAPHICS

A STRONG AND GROWING MARKET

	1 MILE	3 MILES
 Population	8,924	81,247
 Households	3,444	30,222
 Median Age	40.20	39.10
 Median HH Income	\$87,679	\$92,518
 Daytime Employees	7,476	34,185
 Population Growth '25 - '30	↑ 0.97%	↑ 0.78%
 Household Growth '25 - '30	↑ 0.96%	↑ 0.77%

TRAFFIC

HIGH VISIBILITY. EASY ACCESS.

Collection Street	Cross Street	Traffic Vol	Last Meas.	Distance
Crain Hwy N	Crain Ct N	16,466	2026	0.04 mi
Ritchie Highway	Ritchie Highway N	23,133	2026	0.06 mi
Ritchie Highway	Ritchie Highway NE	23,133	2026	0.07 mi
Ritchie Highway	Ritchie Highway S	23,522	2026	0.07 mi
Crain Highway North	Crain Ct S	16,408	2026	0.09 mi
Ritchie Hwy	Ertel Rd NE	29,432	2026	0.10 mi
Ritchie Highway	-	29,448	2026	0.17 mi
Crain Hwy N	11th Ave NW SW	15,514	2026	0.19 mi
Ritchie Hwy	E Furnace Branch R...	31,170	2026	0.21 mi
West Furnace Branc...	Glen Ridge Rd NW	8,701	2026	0.22 mi

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PRIME LOCATION

EXCELLENT ACCESS
AND VISIBILITY



LARGE TRADE AREA

OVER 81,000 PEOPLE
WITHIN 3 MILES



STRONG INCOME LEVELS

MEDIAN HOUSEHOLD
INCOME OVER \$92,000
WITHIN 3 MILES



HIGH TRAFFIC COUNTS

OVER 31,000 VPD
NEARBY

A DYNAMIC LOCATION FOR TODAY'S BUSINESS AND TOMORROW'S OPPORTUNITIES.

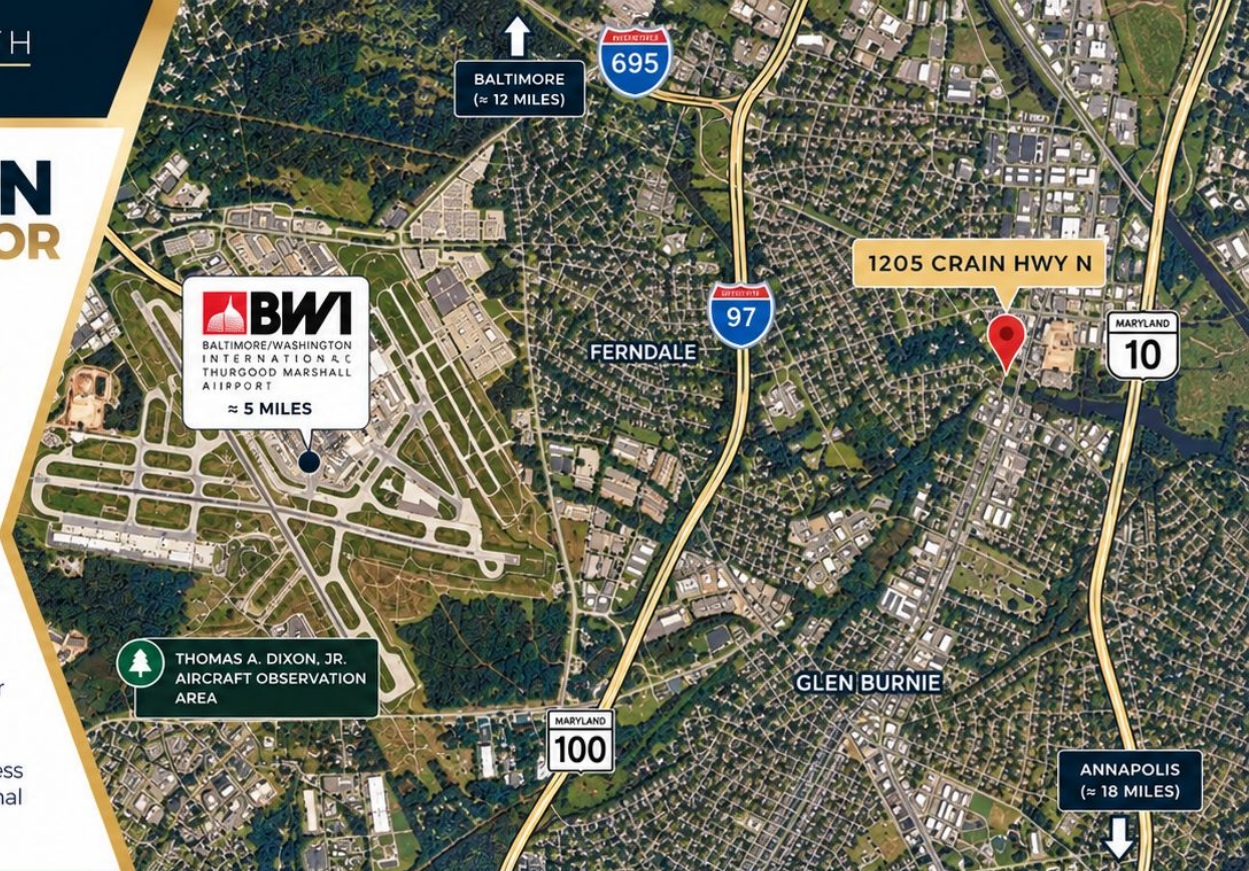
1205 CRAIN HIGHWAY NORTH
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PRIME LOCATION IN A GROWING CORRIDOR

1205 Crain Highway North is strategically located in Glen Burnie within the highly accessible BWI/Anne Arundel County corridor. The property is approximately 5 miles from Baltimore/Washington International Thurgood Marshall Airport (BWI), providing convenient access for businesses, employees, customers, and travelers throughout the Baltimore–Washington region.

The property benefits from proximity to Interstate 97, a major north-south transportation route connecting the Baltimore and Annapolis areas, as well as convenient access to MD Route 10, MD Route 100, I-695 (Baltimore Beltway), and the greater BWI transportation network.

Its location along the Crain Highway commercial corridor places the property near established residential neighborhoods, retail and commercial development, employment centers, and the greater Glen Burnie business community. The location also provides convenient regional connections to Baltimore, Annapolis, BWI Airport, and surrounding Anne Arundel County communities.



**5 MILES
TO BWI AIRPORT**
CONVENIENT ACCESS
FOR BUSINESS & TRAVEL



**QUICK ACCESS
TO INTERSTATE 97**
CONNECTING BALTIMORE
& ANNAPOLIS



NEAR MAJOR ROUTES
MD 10, MD 100 & I-695
EXCELLENT REGIONAL
CONNECTIVITY



**IN THE HEART OF
GLEN BURNIE**
ESTABLISHED COMMUNITY
& AMENITIES



STRATEGIC LOCATION
EASY ACCESS TO
BALTIMORE, ANNAPOLIS
& SURROUNDING AREAS

A CENTRAL LOCATION FOR TODAY'S BUSINESS AND TOMORROW'S OPPORTUNITIES.

1205 CRAIN HIGHWAY NORTH
GLEN BURNIE, MD

PROPERTY PHOTOS
FIRST FLOOR



OPEN SHOWROOM
& DISPLAY AREA



QUALITY
FINISHES



FLEXIBLE LAYOUT
FOR A VARIETY OF USES

1205 CRAIN HIGHWAY NORTH
GLEN BURNIE, MD

PROPERTY PHOTOS
FIRST FLOOR



PROFESSIONAL
OFFICE SPACE



FLEXIBLE LAYOUT
FOR A VARIETY OF USES



WELL-MAINTAINED
AND MOVE-IN READY

1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD

PROPERTY PHOTOS

FIRST FLOOR



VERSATILE SPACE
FOR OFFICE OR
SHOWROOM USE



FUNCTIONAL LAYOUT
WITH QUALITY
FINISHES



MOVE-IN READY
FOR A VARIETY
OF USES

1205 CRAIN HIGHWAY NORTH
GLEN BURNIE, MD

PROPERTY PHOTOS
BACKYARD



PRIVATE FENCED
BACKYARD



DETACHED GARAGE /
STORAGE SPACE



ADDITIONAL SPACE
FOR EQUIPMENT,
STORAGE OR OPERATIONS

1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD

PROPERTY PHOTOS

BACKYARD



FENCED BACKYARD
AREA



CONCRETE SURFACING
FOR MULTIPLE USES



ADDITIONAL SIDE
YARD ACCESS

1205 CRAIN HIGHWAY NORTH
GLEN BURNIE, MD

PROPERTY PHOTOS SECOND FLOOR ENTRANCE



DEDICATED SECOND
FLOOR ENTRANCE



PRIVATE AND
WELCOMING ACCESS



CLEAN, MODERN
STAIRWELL

1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD

PROPERTY PHOTOS SECOND FLOOR



SPACIOUS
SECOND FLOOR



WELL-MAINTAINED
INTERIORS



BRIGHT & VERSATILE
SPACES

1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD

PROPERTY PHOTOS

SECOND FLOOR



FUNCTIONAL
SECOND FLOOR SPACES



BRIGHT & COMFORTABLE
INTERIORS



WELL-MAINTAINED
THROUGHOUT

1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD

PROPERTY PHOTOS SECOND FLOOR



1205 CRAIN HIGHWAY NORTH

GLEN BURNIE, MD



IF YOU'RE INTERESTED IN A
**HIGH POTENTIAL
OPPORTUNITY**

CONTACT
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