

FOR SALE

41670 COURT HOUSE DRIVE, LEONARDTOWN, MD 20650



Office Building Ideal for an **INVESTOR/OWNER USER**
in the Town of Leonardtown

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PROPERTY DESCRIPTION

This 6,864 SF two-story brick office building has been meticulously maintained and offers an excellent opportunity in the heart of Leonardtown. The stand-alone property sits on 0.23 acres, is connected to public water and sewer, and includes a private parking lot—a rare advantage in downtown Leonardtown where parking is limited.

The building is currently configured into three professional office suites, providing flexibility for investors with long-term vision or owner-occupants seeking to purchase within the Town. Two suites are leased, with one upstairs becoming available, offering a balanced mix of income stability and potential for an owner user.

Zoned C-G (Commercial General), the property supports a wide range of commercial and professional uses. Situated within Leonardtown's thriving town center, it benefits from steady economic growth and continued investment throughout the area.



OFFERING



FOR SALE OFFICE SPACE

Price

NDA Required

Price/SF

NDA Required

Square Footage

6,894 SF



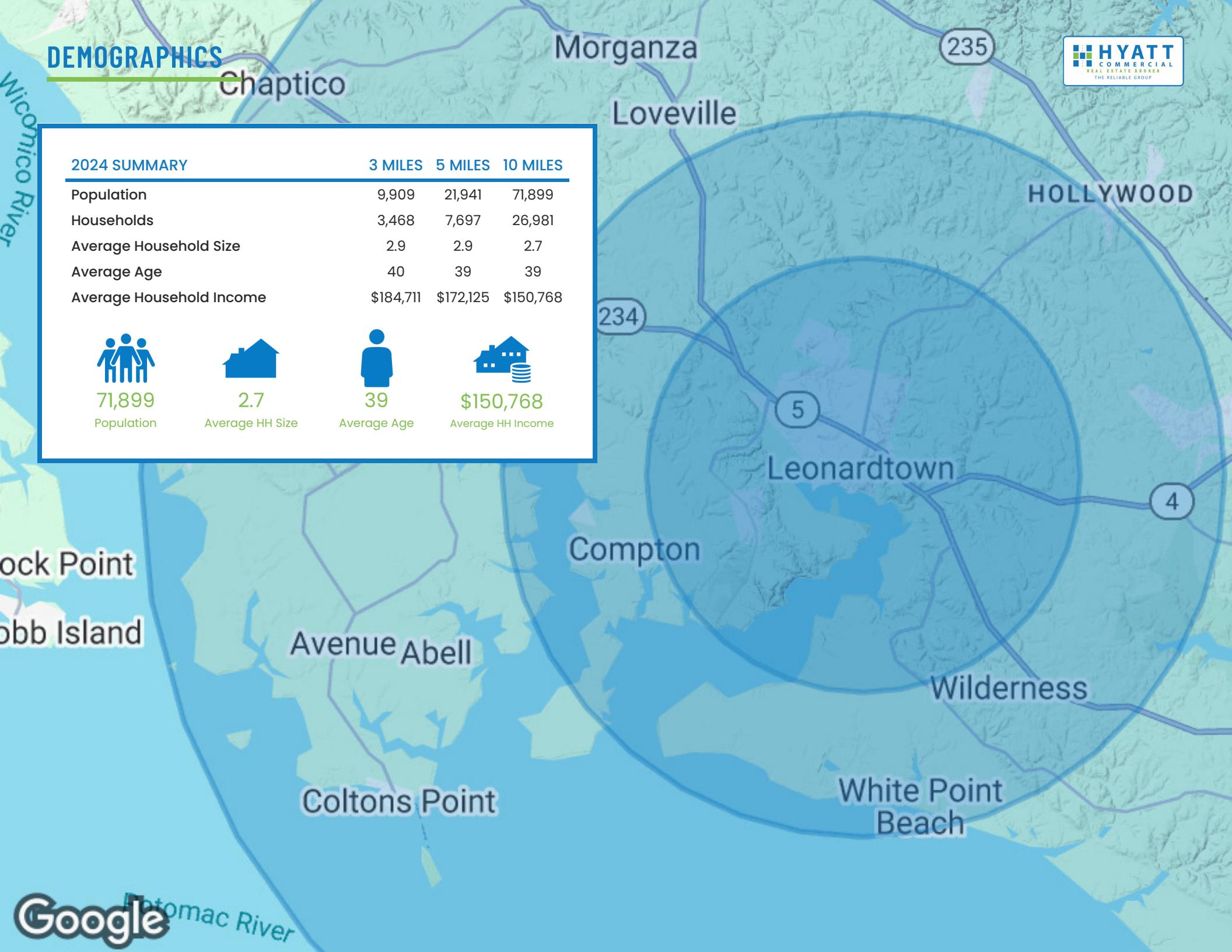
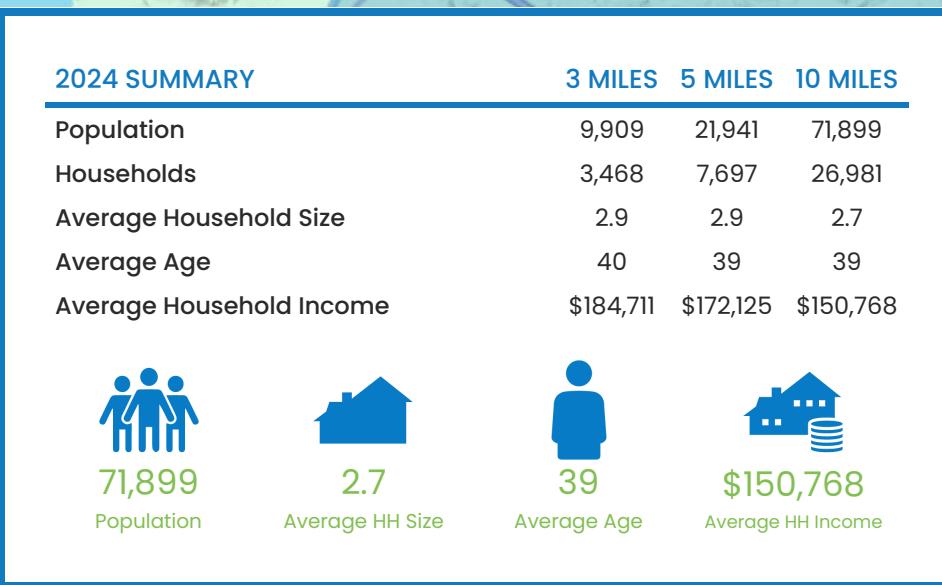
INTERIOR PHOTOS



RETAILER MAP



DEMOCRAPHICS





CONTACT

HYATT COMMERCIAL

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.

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