

# FOR SALE

## 14 Market Space, Annapolis, MD 21401



**Downtown Annapolis  
Investment Opportunity**

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## PROPERTY DESCRIPTION

Introducing an investment opportunity in the heart of Annapolis, Maryland - 14 Market Space. This 3,888sf building is situated within steps of City Dock and the Annapolis Waterfront making it one of the highest traveled portions of Historic Downtown Annapolis. Currently at 100% occupancy to a single tenant restaurant, the property presents a compelling prospect for investors seeking immediate cash flow. Starting in just 12 & 14 Market Space, the current tenant, Iron Rooster, has recently expanded into a fourth building and exercised a lease renewal option on 14 Market Space securing their future in the heart of Annapolis' premier dining district.

## HIGHLIGHTS

- Tenant also controls neighboring buildings on both sides of 14 Market Space
- Access Agreement in place to permit such use between building owners
- Leases across all four building run in tandem with each other
- Tenant has been in same location for 10 years and recently expanded into 4th building

## OFFERING



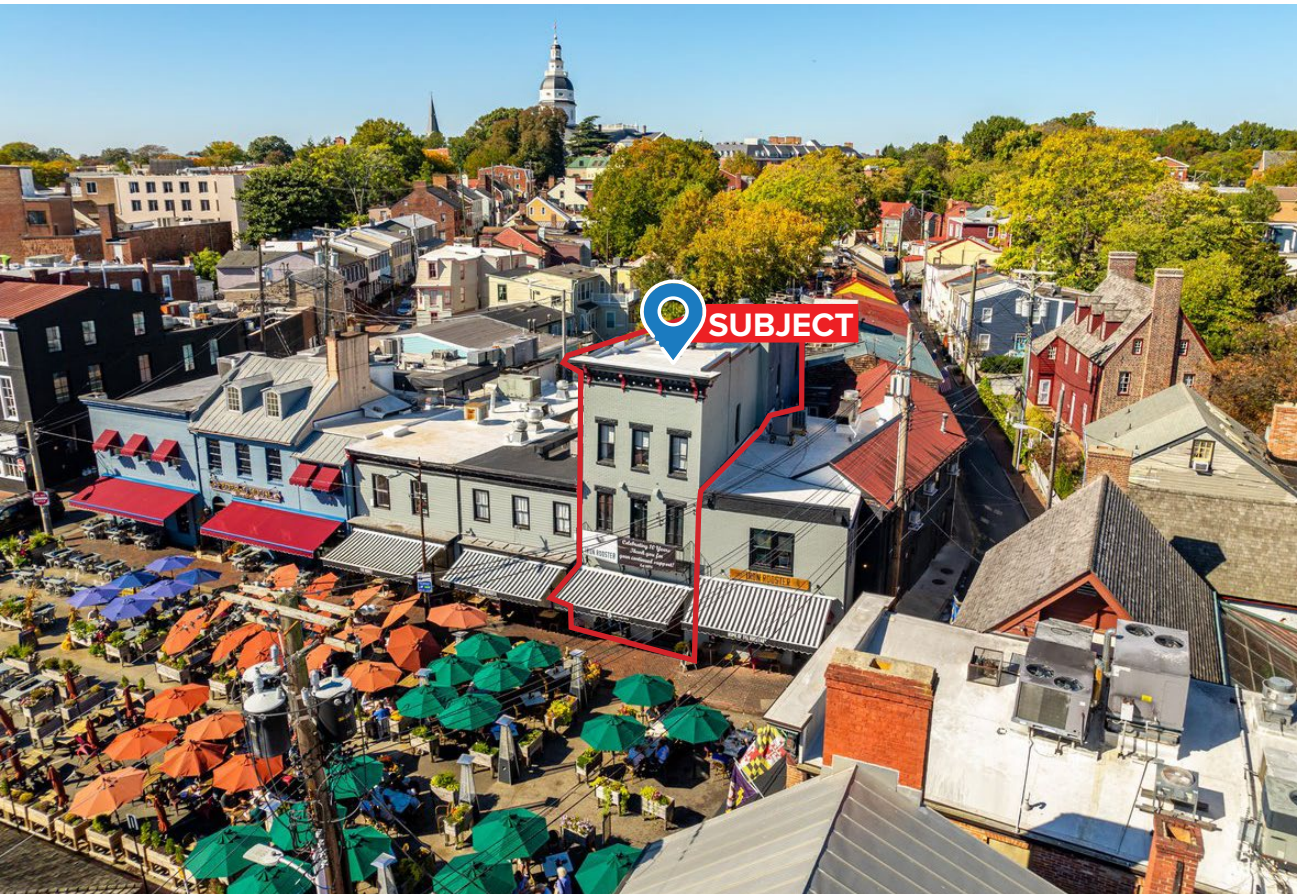
## FOR SALE

Current Tenant Name ----- Iron Rooster

Property Type ----- Single Tenant Retail

Building Size ----- 3,888 SF

Price ----- Call for More Information







US Naval Academy

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COMMERCIAL  
REAL ESTATE BROKER  
THE RELIABLE GROUP

ANNAPOLIS WATERFRONT HOTEL

PUSSERS

THE CHOFTAM

ANNAPOLIS YACHT CLUB

MIDDLETON TAVERN

DOG STREET

Annapolis Elemenray School

ANNAPOLIS AMERICAN STORY  
MILLS FINE WINE & SPIRITS  
HOBOWELL  
WELLS FARGO

McGarvey's

**SUBJECT**

FEDERAL HOUSE

PEARL BOATHOUSE  
MUSTO  
ZACHARY'S  
A.S. Goodies  
TARIN THAI CUISINE  
HH MILLY HANSEN  
Starbucks  
Kilwins

PARKING AVAILABLE HERE  
HILLMAN GARAGE

FLEET ST

CORNHILL ST

MAIN ST

STATE CIRCLE

NANO  
WHEAT  
osteria 172  
FATFACE  
CVS pharmacy  
MASON'S  
ACME  
MoneyGram

MAIN ST RETAILERS

MARYLAND STATE HOUSE  
State House  
Capitol Building

The Maryland Inn

Circuit Courthouse

CHURCH CIRCLE