

# 72-74

MARYLAND AVE.  
ANNAPOLIS, MD

2 APARTMENTS + RETAIL/COMMERCIAL SPACE  
VALUE-ADD INVESTMENT OPPORTUNITY

Mixed Use  
Commercial Building  
**FOR SALE**



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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

# LOCATION OVERVIEW



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 of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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### PROPERTY HIGHLIGHTS:

- Mixed Use Commercial Building for Sale
- Value-Add Investment Opportunity
- 2 Apartments above Commercial/Retail Space
- Located in the charming Maryland Avenue corridor of Historic Annapolis. Very strong apartment and retail rental market
- Steps from MD State House, St. John's College, numerous retailers, restaurants and countless downtown Annapolis businesses and housing units
- Approximately 2,376 Sq. Ft. Total Building Size (per SDAT)
- Pricing: Please Contact Broker

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