

72-74 MARYLAND AVE.
ANNAPOLIS, MD

Mixed Use
Commercial Building
FOR SALE

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



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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

LOCATION OVERVIEW



**ST. JOHN'S
COLLEGE**

72-74 MARYLAND AVE.
ANNAPOLIS, MD

ANNEBETH'S
Food • Beer • Wine • Gifts

OLD FOX BOOKS

groundswell

STARBUCKS

Capital

LOCAL
by design

LA CHURCH

mango & main

ANNAPOLIS
FINE ARTS

CEZANNE
JEWELERS

FAIRY TALENS

ANNAPOLIS
FIRE DEPT

EAST STREET

CORNHILL STREET

MAIN STREET

COLLEGE AVE

MARYLAND AVE

KING GEORGE STREET

PRINCE GEORGE STREET

**CHURCH
CIRCLE**

**MARYLAND
STATE HOUSE**

**U.S. NAVAL
ACADEMY**

**CITY
DOCK**



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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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ANNAPOLIS, MD

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