

FOR SALE

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

2547 HOUSLEY RD

2547 Housley Road
Annapolis, MD 21401



Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

FOR SALE

MIXED USE: COMMERCIAL/RETAIL/RESIDENTIAL PROPERTY

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OFFERING SUMMARY

Sale Price:	\$1,095,000
Year Built:	1951
Building Size:	1,600(+/-)
Zoning:	C2
Market:	Baltimore
Submarket:	Anne Arundel County, Annapolis
Price / SF:	\$684.38

PROPERTY OVERVIEW

Free Standing Professional Office/Retail property first time on the market for sale.

PROPERTY HIGHLIGHTS

- Great Visibility and High Traffic Count for Brand Promotion
- 18 Parking Spaces
- Large/Lockable Storage Shed with Lighting/Shelving
- Newly Passed in 2023 Parole Town Center Master Plan Prime Location— Parole North District—Second most intensive level of development in Parole.
- Washington DC to the Market area, Mid-Atlantic Region, MD State Capital
- Year Totally Gutted and Renovated: 2005

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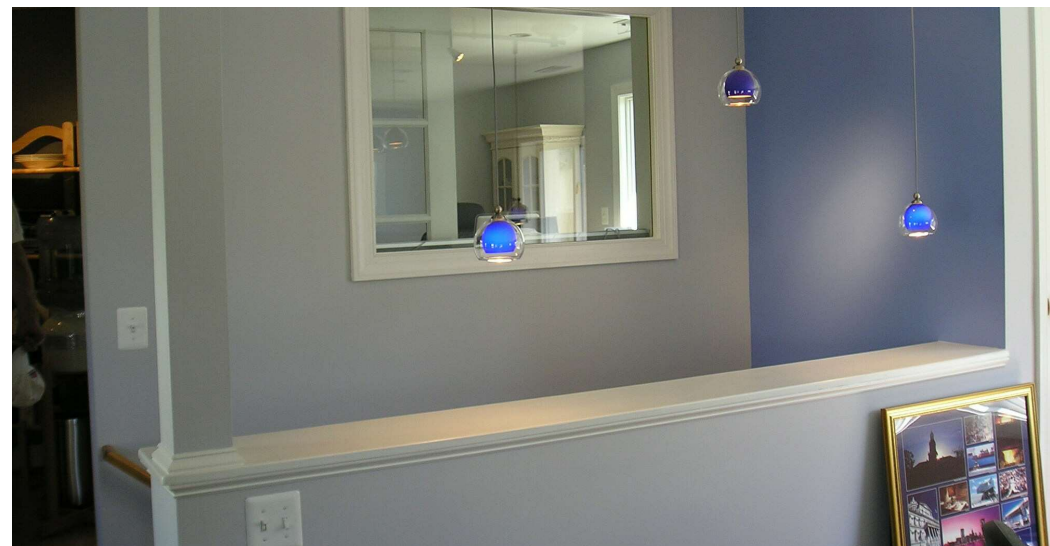
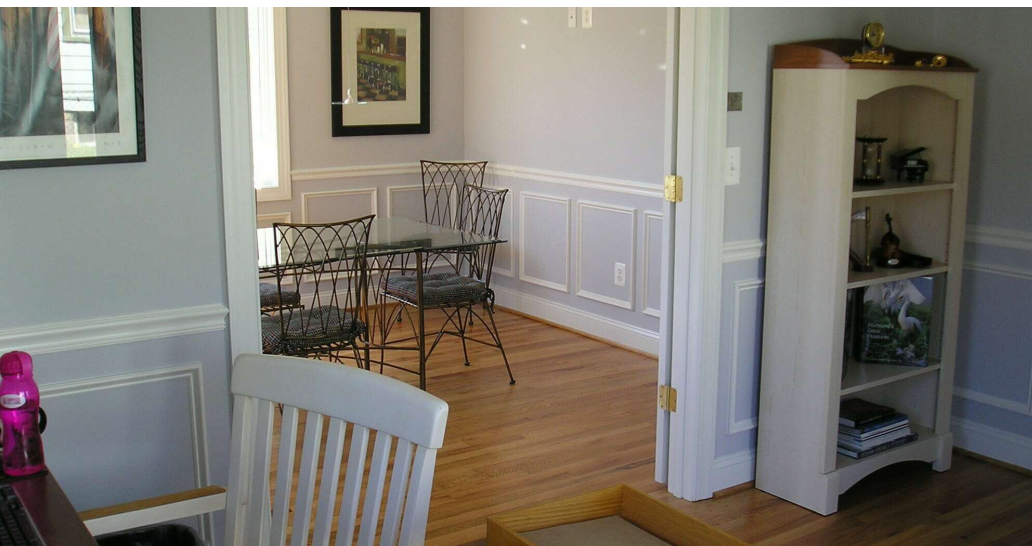
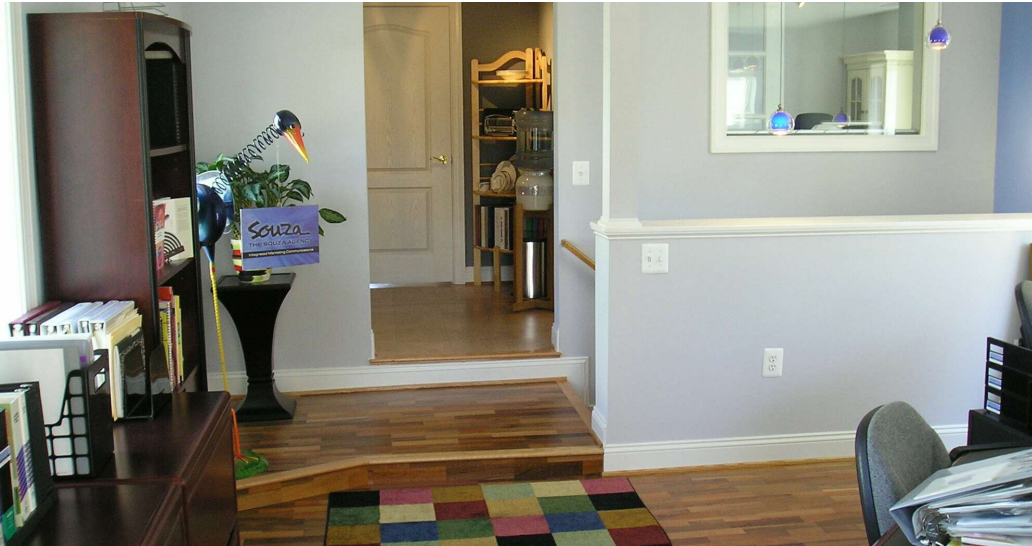
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1,600 SQ. FT. WITH FINISHED LOWER LEVEL:

Prime location with exceptional amenities! Situated directly across from Annapolis Mall, this property boasts excellent road frontage and high traffic, perfect for showcasing your brand to everyone passing by—whether by car, bike, or on foot. Nearby, you'll find Anne Arundel Medical Center, Historic Annapolis, Maryland's State Capital, House and Senate Offices, Rt. 50/Rt. 97, schools, Staples, Sam's Club, Restaurant Park, and top-tier hotels. Enjoy unmatched convenience with fast food options, banks, and your own private parking lot with up to 18 spaces. No more worries about rain, snow, or heat—everything you need is within reach!

SERVER CLOSET:

Secure server closet with heating, AC, lighting, and ventilation. Includes a bolted server rack, backup battery, and Netgear nerve center for 14 wired internet and 11 wired phone connections, supporting up to 4 lines. Features an internet cable system, security nerve center with cellular backup, 3 electrical quads, and a mounted power protection system.

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INTERIOR:

Fully renovated with oak hardwood and cork oak flooring, large energy-efficient operable windows, and custom lighting throughout, including ceiling and architectural lighting. Features ceiling molding, custom window trims, two handicap-accessible entrances/exits, a sound system, and insulated exterior doors. The layout includes private offices, spacious office areas on both levels, a large reception area, a conference room, a kitchenette, a handicap-accessible bathroom, and ample lower-level storage for filing cabinets, with additional office space and operable windows.

EXTERIOR:

Ample parking behind the office building with up to 18 spaces for cars or trucks. The parking lot features exterior lighting, soffit-trim building lighting, and a photocell-lit street sign on Housley Road for high visibility across from Annapolis Mall. Includes handicap ramps to both entrance doors, a dedicated driveway, and an exterior water bib.

SYSTEMS:

This property features an energy-efficient heating and air conditioning system, a water treatment system, multiple 4-quad electrical outlets on both levels, and heavy-up electrical for heavy-duty printer/copier needs.

AVAILABLE AMENITIES:

Wired alarm system throughout building. Wired sound system for announcements and beautiful music. Landscaping and snow removal available, outdoor sprinkler system, and large outdoor lockable lighted storage shed with electrical outlets.

FOR SALE RETAILERS MAP

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POINTS OF INTEREST

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LOCAL AMENITIES

- Annapolis Mall- 2 min drive- 0.3 mi
- Safeway-2 min drive- 0.6 mi
- Trader Joe's- 4 min drive- 0.8 mi
- T.J. MAXX- 6 min drive- 1.3 mi
- Target 7 min drive- 1.8 mi
- Marshall's- 4 min drive- 0.7 mi
- Home Sense- 4 min drive- 0.7 mi
- Anne Arundel Medical Center- 6 min drive- 1.5 mi

NEARBY SCHOOLS

- Rolling Knolls Elementary School- 5 min drive-1.1 mi
- Monarch Academy Annapolis- 8 min drive- 2.5 mi
- Annapolis High School- 9 min drive 2.4 mi
- Walter S Mills Parole Elementary School- 10 min drive- 1.9 mi
- St.Mary's Catholic School- 12 min drive- 4.1 mi
- St Martin's Lutheran School of Annapolis- 9 min drive-4.3 mi

LOCAL AMENITIES

- Historic Annapolis- 12 min drive- 4.0 mi
- Maryland State House- 11min drive- 3.8 mi
- Maryland General Assembly- 10 min drive- 3.8 mi

PUBLIC TRANSPORTATION

- BWI 33 min drive - 21.8 mi
- Ronald Reagan Washington National 45 min drive- 33.5 mi
- Port of Baltimore 40 min drive- 28 mi

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