

FOR SALE



530 COLLEGE PKWY UNITS E & F, ANNAPOLIS, MD 21409



Investment
Opportunity

George W. Shenias

410.260.6548

gshenias@hyattcommercial.com

Collin Mercier

410.260.6544

cmmercier@hyattcommercial.com

PROPERTY DESCRIPTION

Positioned along College Parkway, the property benefits from strong traffic counts, excellent visibility, and access to dense residential areas, national retailers, and key commuter routes. 530 College Parkway Units E and F is a fully leased investment, occupied by True Moon Yoga and Broadneck Family Chiropractic, and is well suited for an investor seeking stable income with future upside.

HIGHLIGHTS

- 100 Percent Leased Office Condo Investment
- Two Established Medical and Wellness Tenants
- Stable In-Place Cash Flow
- High Visibility Along College Parkway
- Signalized Access with Ample Parking
- Strong Residential and Retail Surroundings



OFFERING



FOR SALE

OFFICE CONDOS SPACE

Building Size	7,840 SF
Suite E	1,080 SF
Suite F	1,760 SF
Price	\$505,500



RETAILER MAP



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 39 min drive to BWI
- 58 min drive to DC
- 1 hr and 8 min drive to Baltimore



CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

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410.260.6548

gshenas@hyattcommercial.com

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