

For Sale

**OWNER-USER
OR
INVESTMENT
OPPORTUNITY**

Sale Lease-back Potential

- ▶ Entire Building or Single Floor

Freestanding Office Building

For Sale in Severna Park, MD

- ✓ High Visibility & Exposure
- ✓ Direct Frontage on Ritchie Highway (+100 Ft.)
 - ▶ +55,000 Cars Per Day
- ✓ Public Water & Sewer

\$ Asking Price: \$850,000

 **Total Size: 3,956 Sq. Ft.**

Layout Includes:

- ▶ **First Floor - 1,978 SF**
 - ✓ Conference Room
 - ✓ 4 Private Offices
 - ✓ Open Area Bullpen
 - ✓ Full Kitchen
 - ✓ Storage Space
 - ✓ Bathroom
- ▶ **Second Floor - 1,978 SF**
 - ✓ 6 Private Offices
 - ✓ Open Area Bullpen
 - ✓ Private Bathroom
 - ✓ Separate Entrance Available


Plus an unfinished basement level

All information is from sources deemed reliable, but not guaranteed by Murphy Commercial Real Estate Services or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

Dennis Murphy

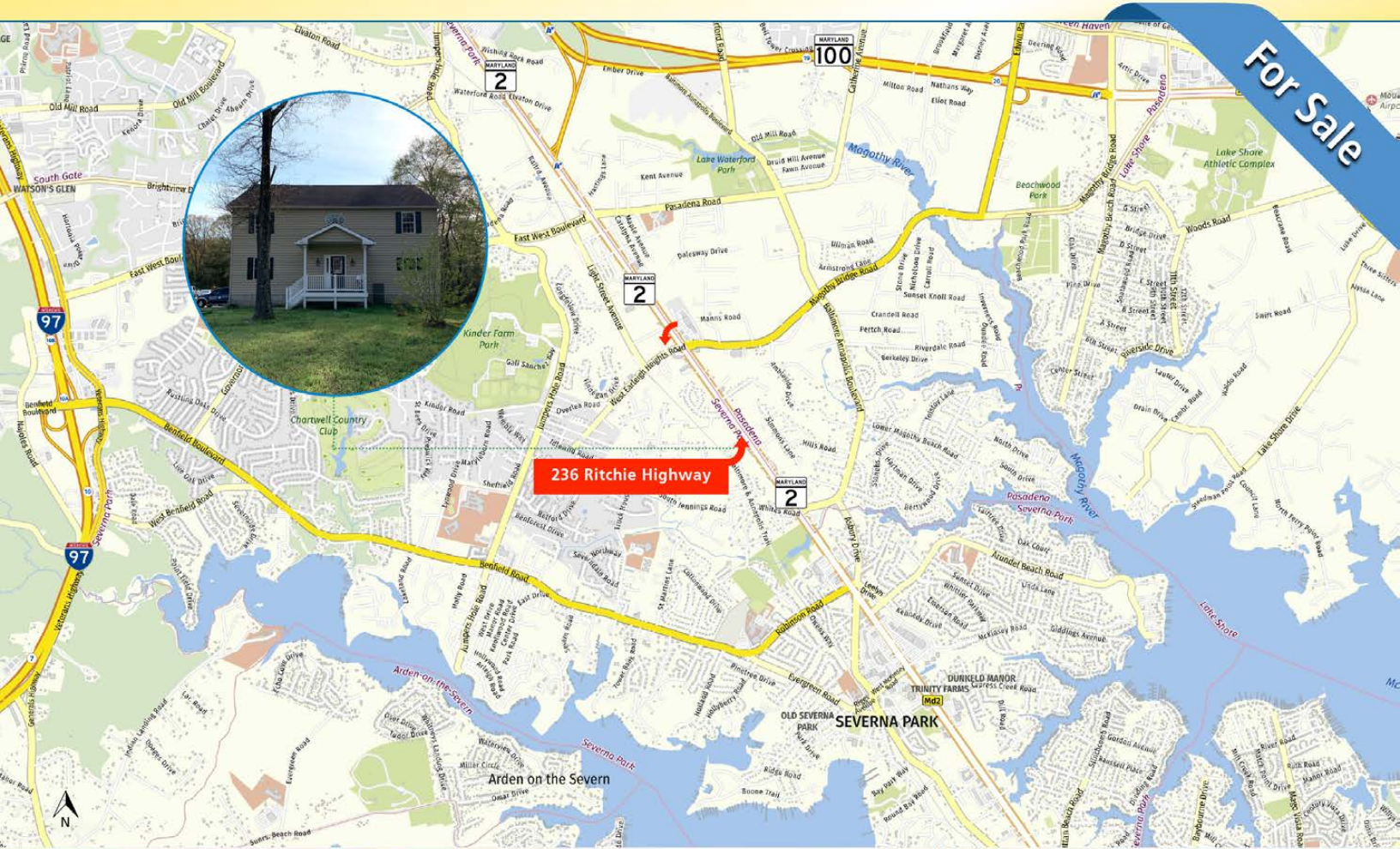
✉ DMurphy@MurphyCRE.com

 www.MurphyCRE.com  410-266-1113

 635 N Bestgate Rd, Annapolis, MD 21401


Joe Sera

✉ JSera@MurphyCRE.com



Freestanding Office Building

- ✓ High Visibility & Exposure
- ✓ Direct Frontage on Ritchie Highway (+100 Ft.) +55,000 Cars Per Day
- ✓ Public Water & Sewer

 **Total Size: 3,956 Sq. Ft.**


 **Asking Price: \$850,000**

All information is from sources deemed reliable, but not guaranteed by Murphy Commercial Real Estate Services or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

Dennis Murphy

 DMurphy@MurphyCRE.com

 www.MurphyCRE.com  410-266-1113

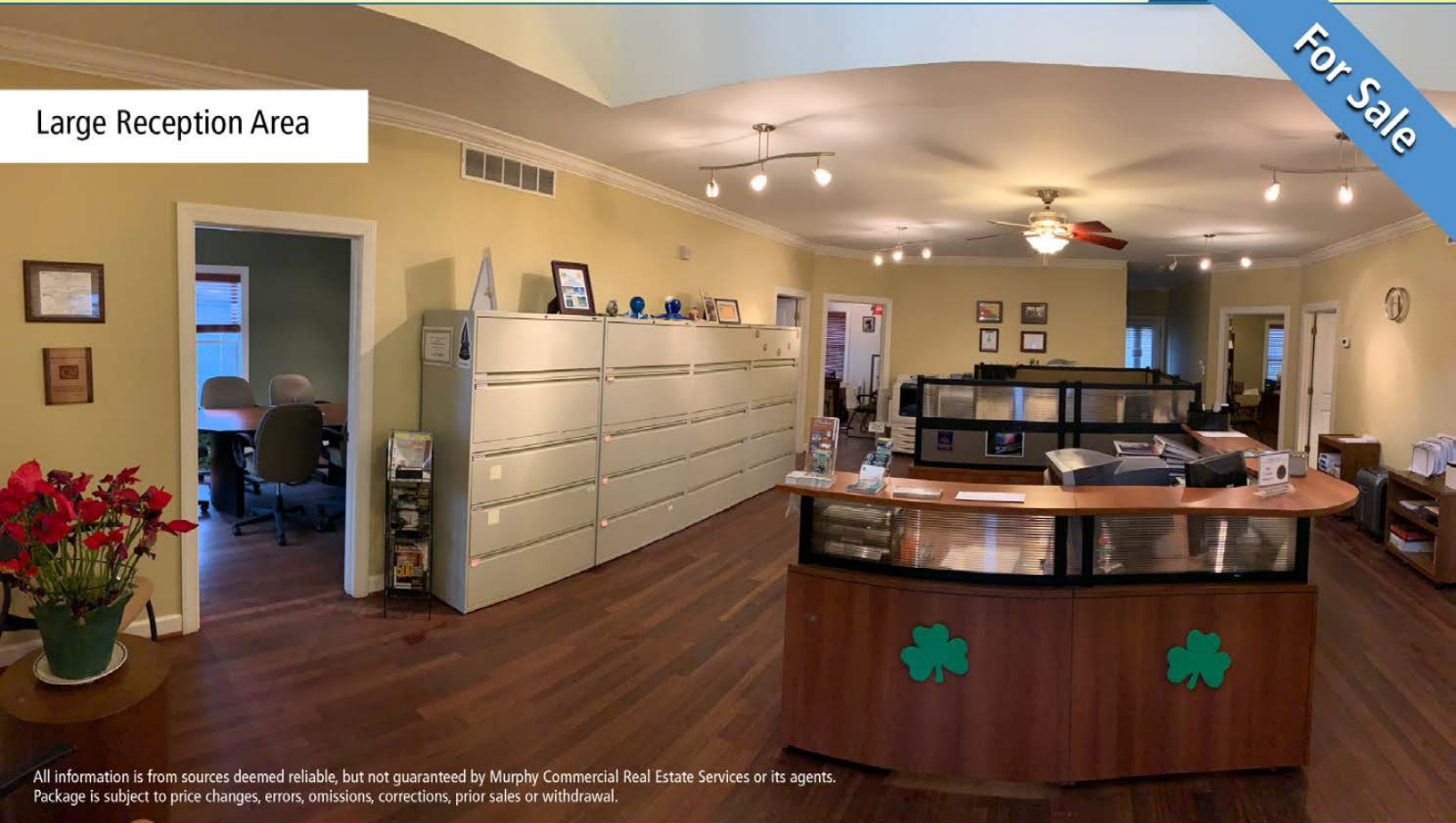
 635 N Bestgate Rd, Annapolis, MD 21401

Joe Sera

 JSera@MurphyCRE.com

For Sale

Large Reception Area



All information is from sources deemed reliable, but not guaranteed by Murphy Commercial Real Estate Services or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

Private Conference Room



Layout Includes:

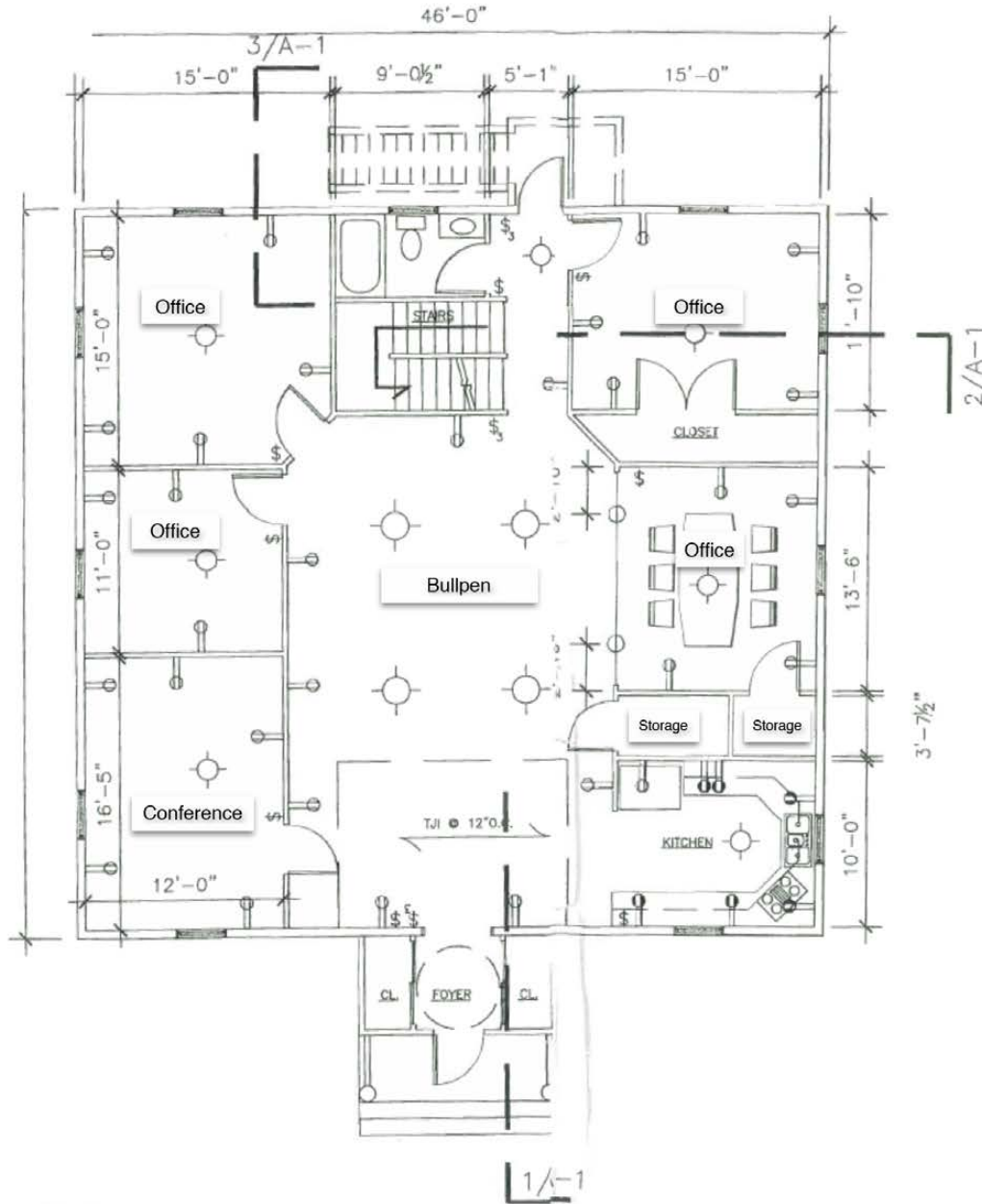
- ▶ **First Floor - 1,978 SF**
 - ✓ Conference Room
 - ✓ 4 Private Offices
 - ✓ Open Area Bullpen
 - ✓ Full Kitchen
 - ✓ Storage Space
 - ✓ Bathroom
- ▶ **Second Floor - 1,978 SF**
 - ✓ 6 Private Offices
 - ✓ Open Area Bullpen
 - ✓ Private Bathroom
 - ✓ Separate Entrance Available

Plus an unfinished basement level

 **Total Size: 3,956 Sq. Ft.**


For Sale

First Floor Plan



Freestanding Office Building

- ✓ High Visibility & Exposure
- ✓ Direct Frontage on Ritchie Highway (+100 Ft.) +55,000 Cars Per Day
- ✓ Public Water & Sewer

 **Total Size: 3,956 Sq. Ft.**


 **Asking Price: \$850,000**

All information is from sources deemed reliable, but not guaranteed by Murphy Commercial Real Estate Services or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

Dennis Murphy

✉ DMurphy@MurphyCRE.com

 www.MurphyCRE.com  410-266-1113

 635 N Bestgate Rd, Annapolis, MD 21401

Joe Sera

✉ JSera@MurphyCRE.com