

# FOR SALE

23 Oak Ct, Annapolis, MD 21401



Recently Renovated  
Zoned C-2

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## HIGHLIGHTS

- Fenced in yard
- Two additional non fixed structures in back of lot
- Ideal for contractor's office
- Located within minutes from Route 50 and I-97
- C2 Zoning
- Close proximity to Annapolis Mall, Annapolis Town Center and the City of Annapolis
- Generac 24k generator conveys with sale

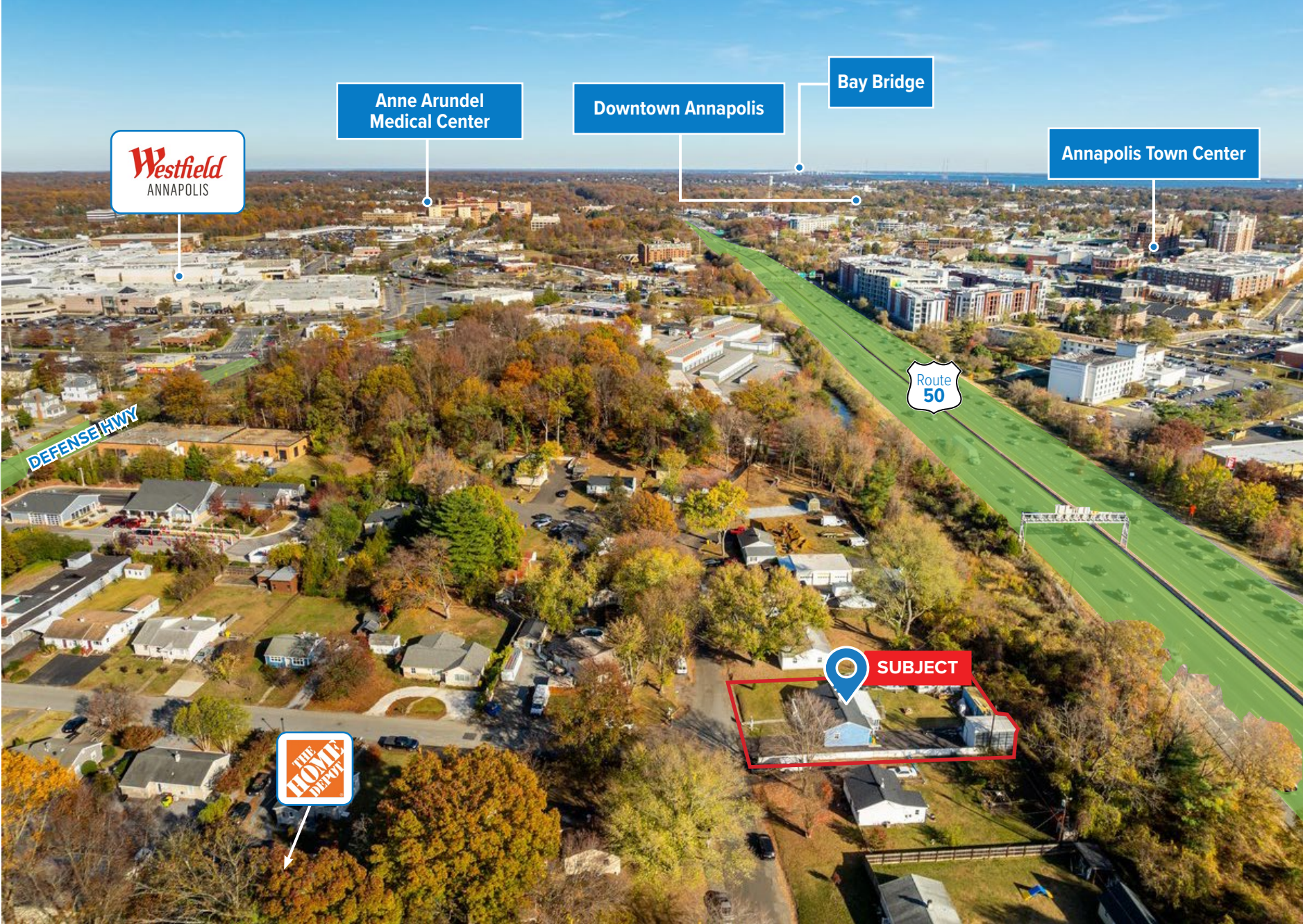
## OFFERING



## FOR SALE

Property Type ----- Office  
Building Size ----- 1,050 SF  
Lot Size ----- 0.26 Acres





**Westfield**  
ANNAPOLIS

Anne Arundel  
Medical Center

Downtown Annapolis

Bay Bridge

Annapolis Town Center

DEFENSE HWY

Route  
50

SUBJECT

THE  
HOME  
DEPOT

Interstate 90

US 301

US 50

### WESTFIELD ANnapolis MALL

FOREVER 21 The Container Store  
 noodles Retro Fitness California PIZZA KITCHEN LEGO  
 VANS KOKEE TEA H&M ZARA  
 "OFF THE WALL!" SKECHERS CHIPOTLE SEPHORA  
 T Mobile BARN SHOW HOLLISTER

### GATEWAY VILLAGE

Orangetheory FITNESS BEST BUY  
 PET SMART DICK'S  
 Staples SPORTING GOODS

sam's club



23 OAK CT

COUNTRY INN & SUITES



Annapolis High School

### ANNAPOLIS TOWN CENTER

CAVA Bassett target CharmCityRun  
 BED BATH & BEYOND POTTERY BARN GENJI WHOLE FOODS MARKET Baltimore Coffee  
 TUSCAN PRIME WILLIAMS SONOMA MUSE  
 neo PNC secu BANK OF AMERICA  
 Pizza + BIN 201 wine + spirits PF CHANG'S  
 PAPER SOURCE TRUIST

## REGIONAL MAP

36 mins Drive to Baltimore, MD  
24 mins Drive to Washington, D.C

## DRIVE-TIME MAP

● 5 Minutes ● 10 Minutes ● 15 Minutes



BALTIMORE, MD  
27.4 miles

23 OAK CT

WASHINGTON, D.C  
28.8 miles

## CONTACT

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