

FOR LEASE MIXED USE PROPERTY

249 WEST STREET

Annapolis, MD 21401



OFFERING SUMMARY

Available SF: 2,214 SF

Lease Rate: 1st Floor \$30,000 per year (NNN)
2nd Floor \$1,500 per month (NNN)

Zoning: MX

Building Size: 2,214

PROPERTY OVERVIEW

Welcome to 249 West St, where your business aspirations are about to come to life! This exceptional property offers the unique proposition of leasing a well-maintained 2,214 square-foot space, with a thriving liquor business for sale that has been in business for 27 years. This property features a first floor liquor store and a second floor 3 bedroom apartment! If you've ever dreamed of owning a profitable liquor business, this is your chance to make it a reality.

PROPERTY HIGHLIGHTS

- Turn Key Liquor Store on the First Floor For Sale
- 27 Years in Business
- 3 Bedroom Apartment on the Second Floor
- Parking for 1-2 Cars
- A-2 Beer and Liquor License
- Rent will be higher if business is not purchased

Presented By:

Scott Douglas

301.655.8253

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DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

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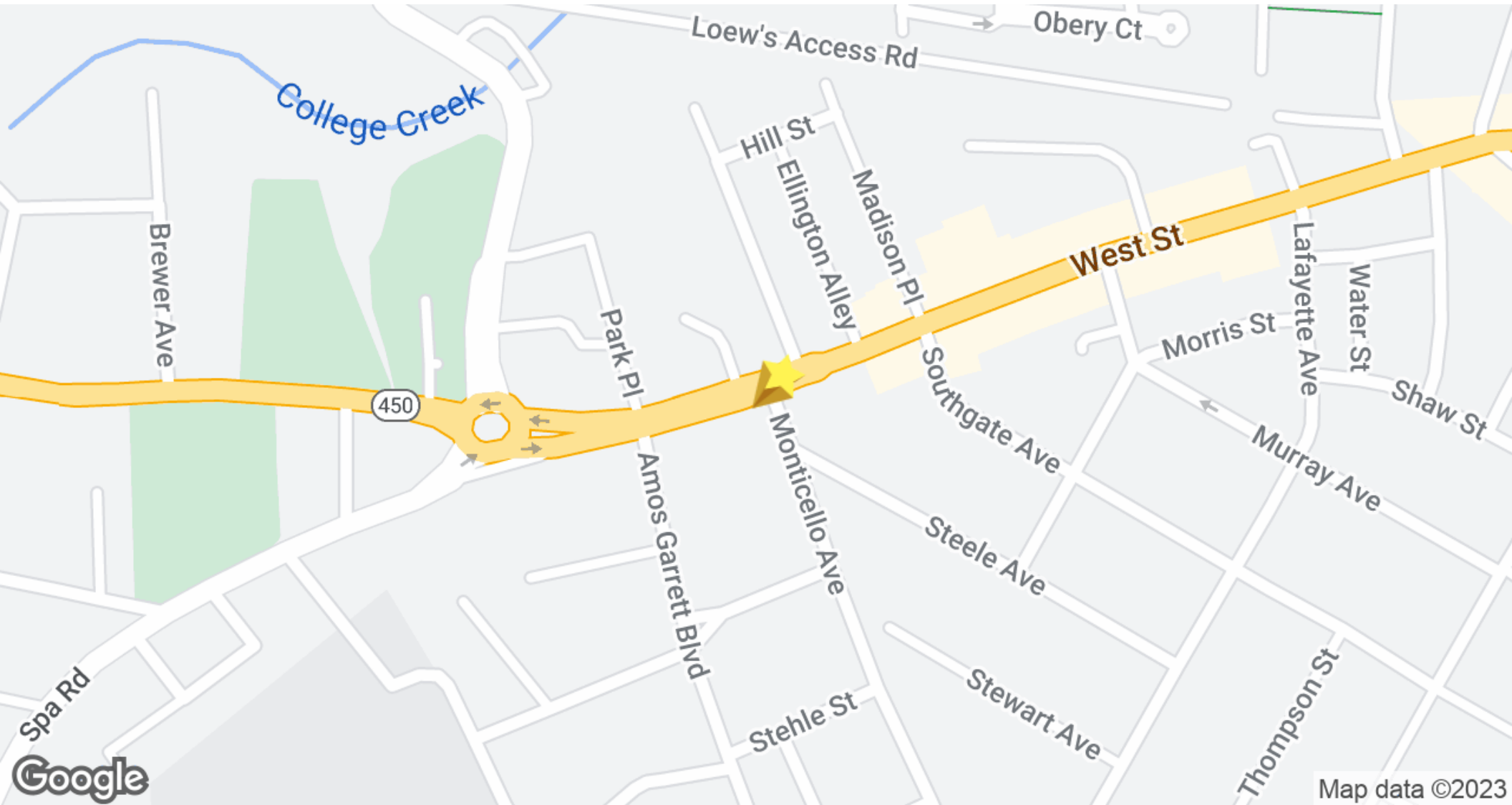
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,214 SF	Lease Rate:	1st Floor \$30,000 per year (NNN) 2nd Floor \$1,500 per month (NNN)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor Liquor Store	Available	1,107 SF	NNN	\$30,000 per year	\$30,000 (NNN) a year with business \$40,000 (NNN) no business
2nd Floor 3-Bedroom Apartment	Available	1,107 SF	NNN	\$1,500 per month	3 Bedroom Apartment \$1,500 Monthly

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