

FOR SALE

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

RIVA TRACE

2901 Riva Trace Pkwy
Annapolis, MD 21401



Presented By:

Scott Douglas

Principal Broker

301.655.8253

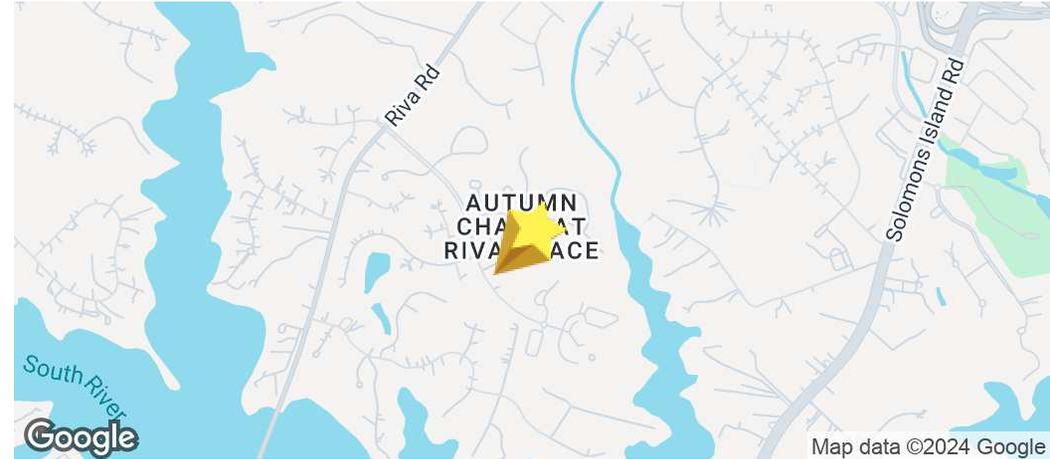
sdouglas@douglascommercial.com

FOR SALE

MIXED USE BUILDING

RIVA TRACE

2901 Riva Trace Pkwy
Annapolis, MD 21401



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	1.14 Acres
Year Built:	1987
Building Size:	5,599(+/-)
Zoning:	R2
Price / SF:	\$401.86

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity! This 5,599(+/-) SF 90% leased mixed use building, strategically positioned in the Riva Road corridor, offers a perfect opportunity for an investor or owner user. Zoned R2 with a special exemption for commercial use, this well-maintained building also features an available turnkey suite of 1500 sf +/- . Don't miss out on the chance to add this remarkable asset to your portfolio.

PROPERTY HIGHLIGHTS

- R2 Zoning with Special Exception Commercial
- Located in the Riva Road Corridor with easy access to Routes 50 and I-97 with many restaurants and retail shops close by
- Attractive one-story brick office building conveniently located in a park-like setting
- Modular systems furniture with 7 private offices and 13 modern glass partitioned workstations
- Built-in sound masking system installed
- Access to tennis courts, basketball courts, walking path, and picnic area
- Premises served by Verizon FIOS
- Parking- 35 +/- Parking spaces

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FOR SALE

SUITE 100 INTERIOR

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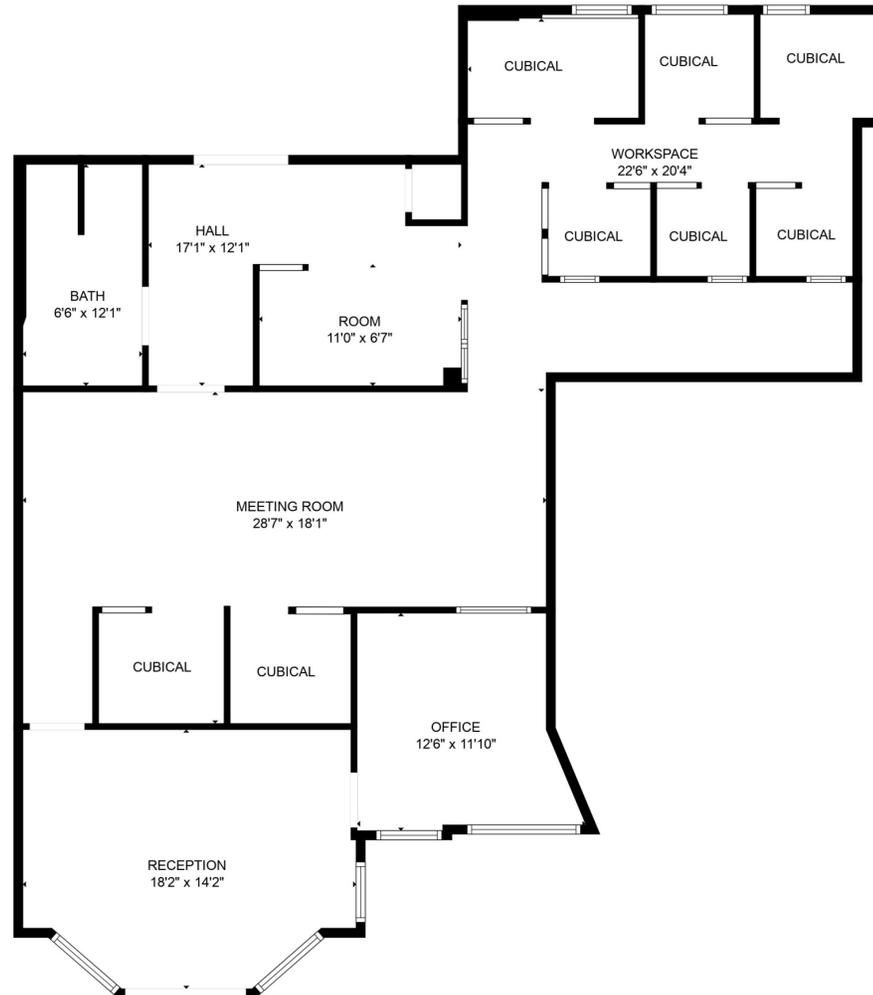
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SUITE 100 FLOOR PLANS

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FOR SALE AMENITIES

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FOR SALE EXTERIOR

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FOR SALE AERIAL MAP

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