

WILSON BUILDING

7452 BALTIMORE-ANNAPOLIS BLVD. GLEN BURNIE, MD

VALUE-ADD, 100% LEASED
PROFESSIONAL OFFICE/RETAIL
FOR SALE



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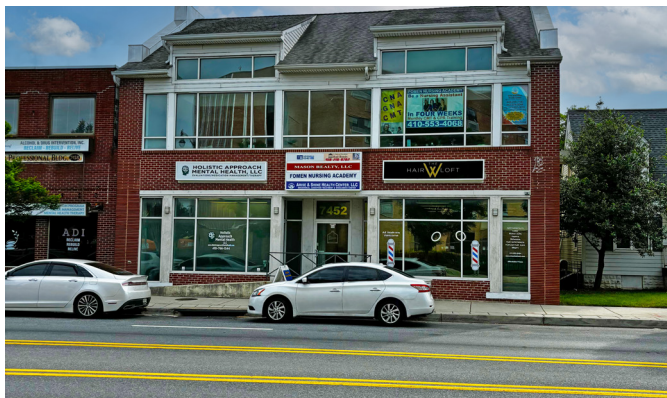
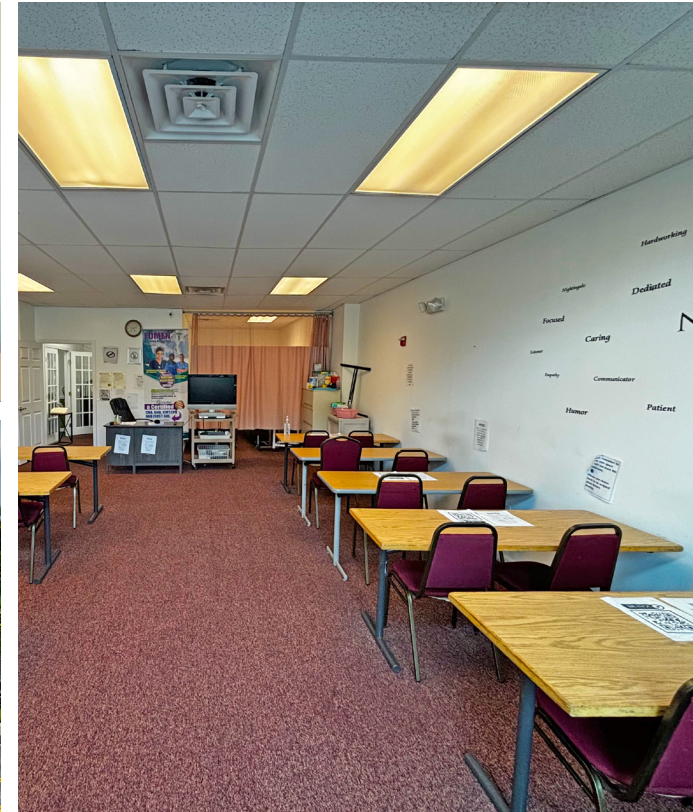
MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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PROPERTY HIGHLIGHTS:

- Family owned building since 1950's
- Fully Leased, 2 story Office/Retail Building with shorter term leases, totaling 11,724 SF +/- (per Sdat)
- Value-Add Opportunity to increase rents, secure longer term leases
- Well maintained appointed building in the Glen Burnie Towne Centre
- 10 on-site parking spaces + additional County surface parking across street
- Main Lobby + Elevator Served, No sprinkler system
- Exterior Signage available for Tenants
- Easy Access to Crain Hwy, Rt. 2, and I-97 Courthouse, and State Capital



ROSSO COMMERCIAL
real estate services

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

Site Plan



BALTIMORE ANNAPOLIS BLVD 15,533 CARS PER DAY

Location Overview



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