

# FOR SALE

1300-1308 Forest Drive, Annapolis, MD 21403



Prime Location at  
Signalized Intersection

## SALE DESCRIPTION

Available for the first time in almost 50 years, the former Annapolis Seafood site includes a 1.20 acre retail pad plus two adjacent residentially occupied lots (approx. 0.5 ac each). Highly desirable City of Annapolis B2 zoning for all parcels.

## HIGHLIGHTS

- Prime Forest Drive frontage
- Signalized intersection
- Multiple existing curb cuts
- Re-development opportunity
- ±7400sf former carryout seafood operations includes: 1" public water / 400amp/(2) 3-ph svc & (3) separate panels / Public Gas & Sewer / (3) 1,000 gal Grease Interceptors / (3) walk-in boxes / (1) freezer / & ex Boiler for Steamer

## OFFERING

# FOR SALE

RETAIL

# PRICE: \$3,900,000

Lot Size ..... 2.25 Acres

Zoning ..... B2



FORMER RETAIL  
SEAFOOD STORE

RESIDENTIALLY  
OCCUPIED LOTS

Celebree SCHOOL

CVS



Westwinds Apartments



BAYSHORE LANDING APARTMENT HOMES

Baltimore Washington International Airport

FOREST



HILITOP LN



EL CABRITO MEXICAN GRILL  
LITTLE ITALY FAMOUS PIZZA & PASTA  
FAST CASH PANBROKERS

calico BAKINGS GALLERY  
Great Hearts Pastries  
FINE HANDMADE PASTRIES



Marc Bowen's Towing

SUBJECT

Washington DC  
45-minute drive



FOREST

Annapolis Wine & Spirits

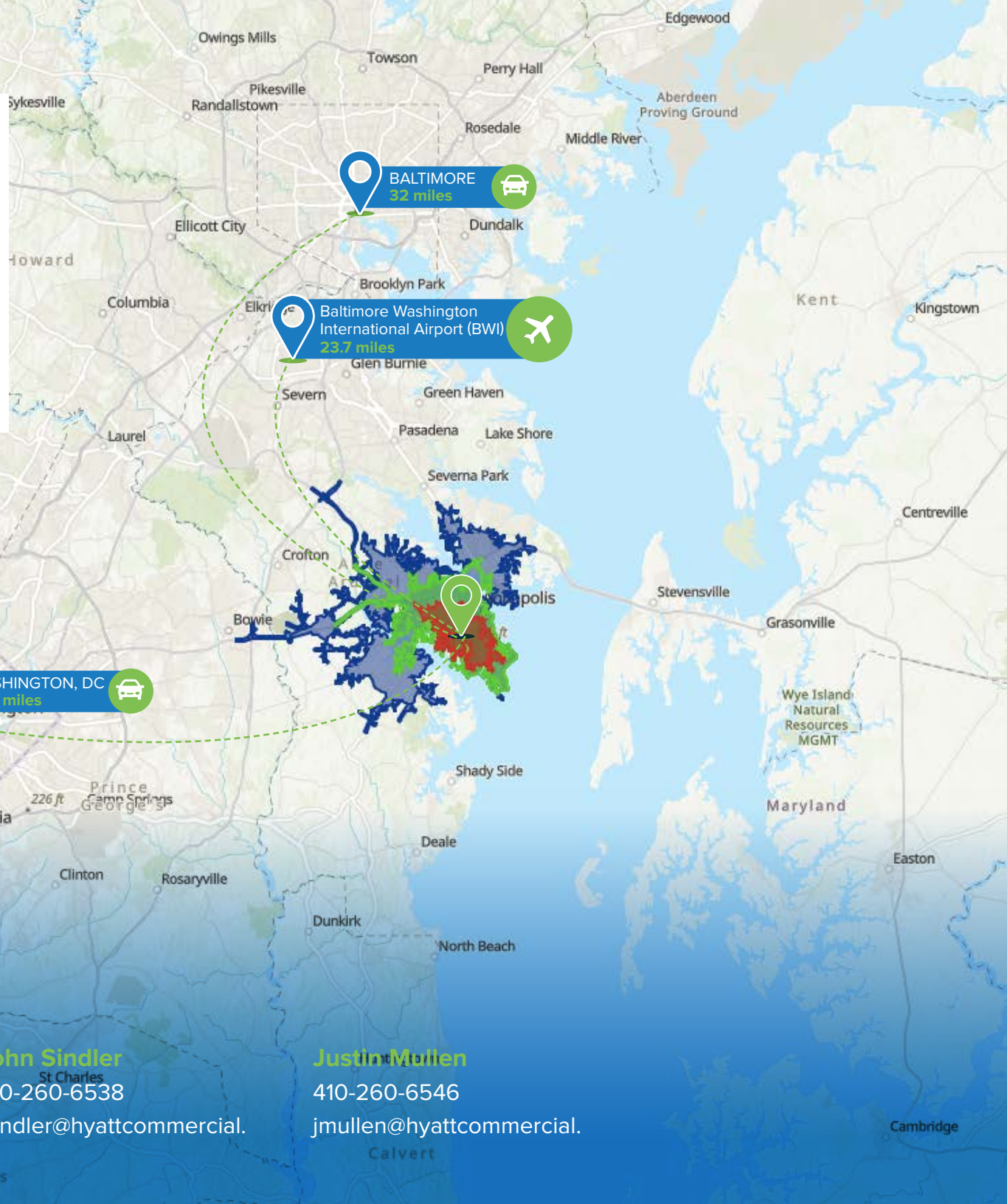


## REGIONAL MAP

- 37 Minutes Drive to Baltimore
- 45 Minutes Drive to Washington, DC

## DRIVE-TIME MAP MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes



## CONTACT

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