

# SALE/LEASE

Anne Arundel County, MD

# 414 4TH STREET

ANNAPOLIS | MARYLAND 21403

## SALE PRICE

\$475,000 - 1,846 sf - **Reduced Price!**

## RENTAL RATE

\$19.00 NNN - 1,000 sf office

## TERM

3 year minimum

## OCCUPANCY

Immediate

## ZONING

C2 - Community Shopping  
R2 - Single Family Residence

## HIGHLIGHTS

- ▶ Modern first floor office with separate entrance to second floor apartment
- ▶ Located in the heart of Annapolis' quaint Eastport neighborhood - just one block from the waterfront and walking distance to downtown
- ▶ Surrounded by many restaurants including Boatyard Bar & Grill, Carrol's Creek Restaurant, Lewne's Steakhouse and O'Leary's Seafood

