

612 Third Street

Eastport/Annapolis, MD 21403

Anne Arundel County



FOR SALE

Offered at \$1,815,000

Type of Property: Commercial Office Building
Zoning: WME (*Waterfront Maritime Eastport*)
Permitted Uses: General office relative to maritime services
Parking Spaces: 10 (*one handicapped*) and on-street parking
Utilities: Municipal Water and Sewer
Heat: Heat pumps A/C: Central air in each suite
Type: Electrical subdivided (*Various sub panels in suites*)

Land Area: 4,980 square feet or .114 acre
Above Grade Enclosed Area: 8,990 square feet
Investment Data: Broker Proforma Cap Rate 7.6%

Site Characteristics: The property is a 4-story office building with open parking on the lower level. Located on the west side of Third Street between Chester and Eastern Avenues, the building is walking distance from marinas, popular eateries & downtown.
Spectacular views of Back Creek and the Chesapeake Bay from all floors!

Arthur Slattery
410.200.9044
aslattery@earthlink.net



Richard Neville
410-353-0477
rneville@innovprop.com

o. 410.268.8400 www.innovativeproperties.biz
Residential and Commercial Property Management / Leasing / Brokerage
435 Fourth Street . Annapolis . Maryland . 21403

612 Third Street

Annapolis, MD



VIEW from Upper Floor



Newly Renovated



*Innovative
Properties, Inc.*



DISCLOSURE: The opinions and data expressed herein are in good faith and while every care has been taken in preparing these documents, Innovative Properties, Inc., its employees and agents make no representations and gives no warranties, express or implied of whatever nature with respect to this data or document, including but not limited to the accuracy or completeness of any information herein contained. Innovative Properties, Inc. and its employees and agents cannot be held liable for the use of and/or reliance on the information. All information is subject to errors and omissions including but not limited to price and data changes and interested parties are recommended to seek the advice of trusted professionals to validate any and all information provided herein. Innovative Properties, Inc. makes no representation as to the condition of this property.