

FOR SALE

Anne Arundel County, MD

ALEXANDER AND CLEAVER BUILDING

54 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401

AVAILABLE

2,448 sf (approximate)

ZONING

C2 (Conservation Business District)

SALE PRICE

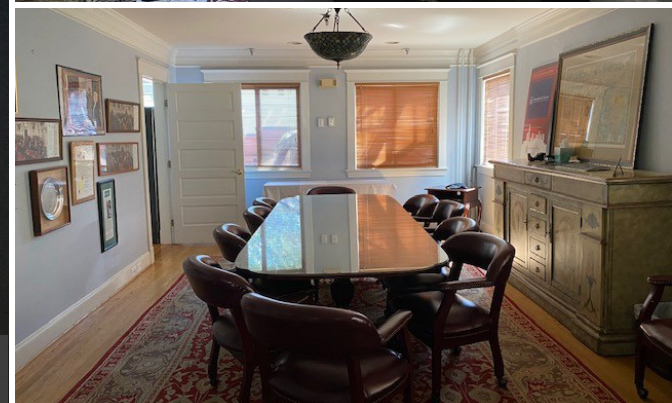
\$1,375,000

REAL ESTATE TAXES

\$10,700/year

HIGHLIGHTS

- ▶ Iconic circa 1900 Alexander and Cleaver Building on State Circle offered for sale; seller financing available
- ▶ One of a kind access to Governor's Mansion, Maryland State Assembly, and Senate/ House offices
- ▶ Furniture maybe made available
- ▶ Building is fully sprinklered



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



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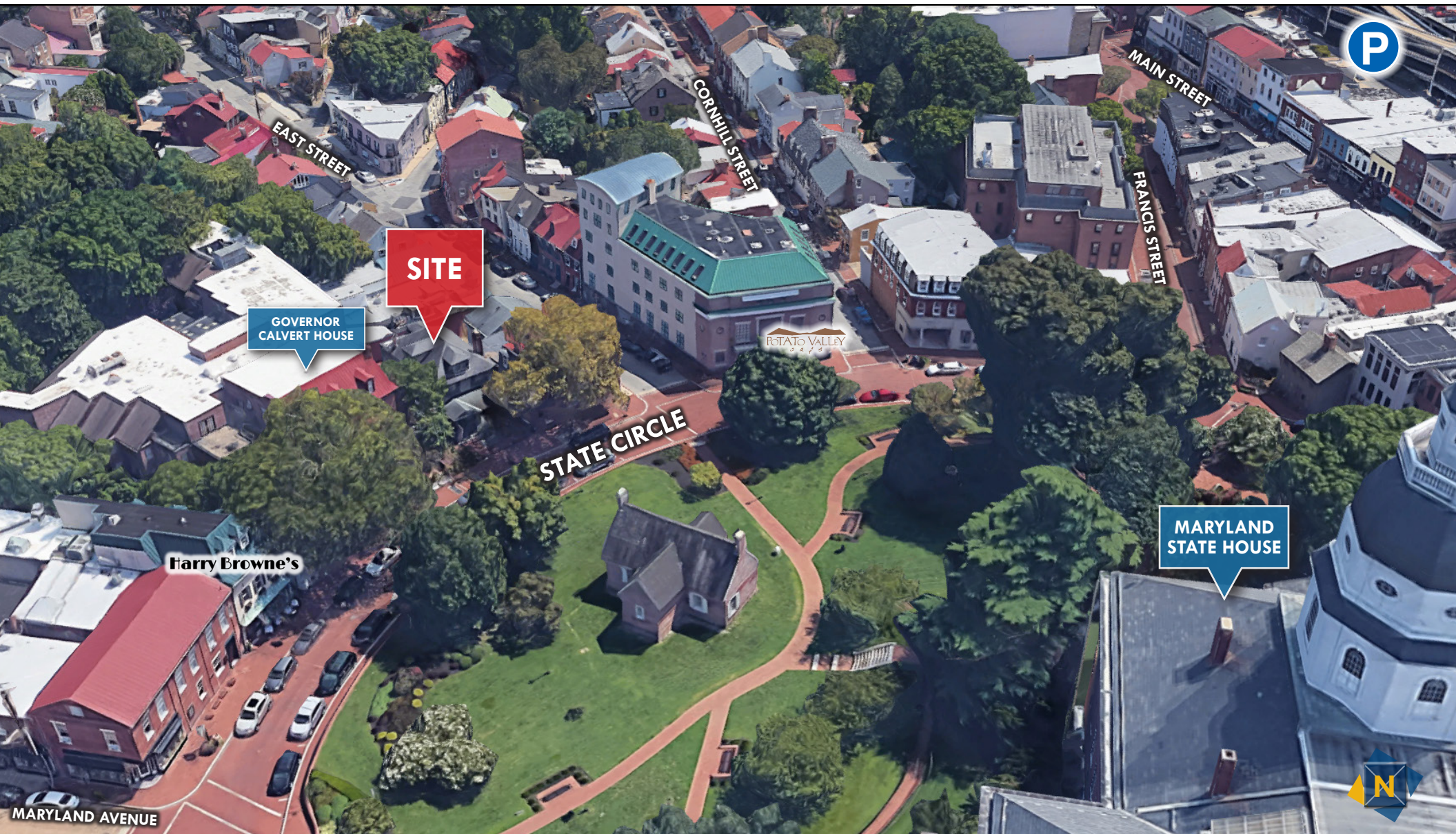
Mackenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Anne Arundel County, MD

BIRDSEYE

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FOR SALE



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BIRDSEYE

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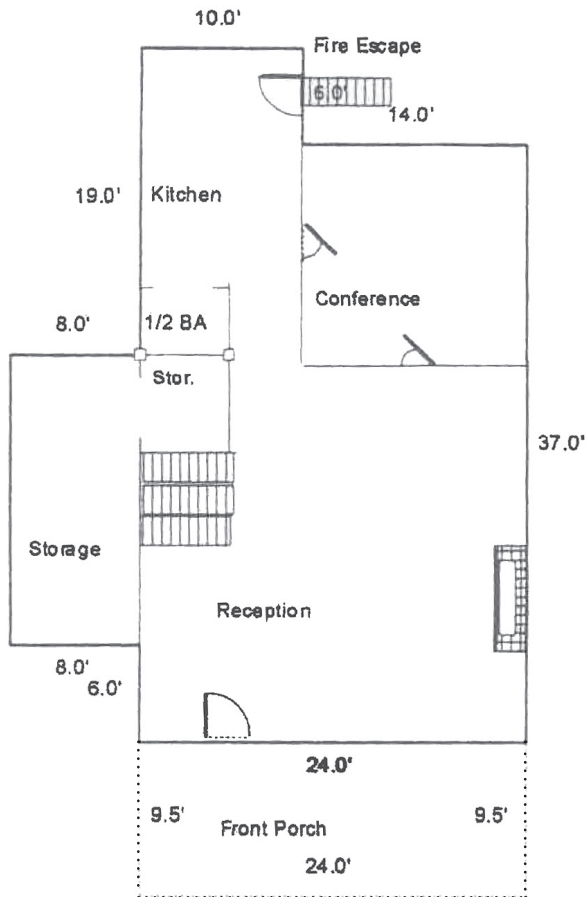
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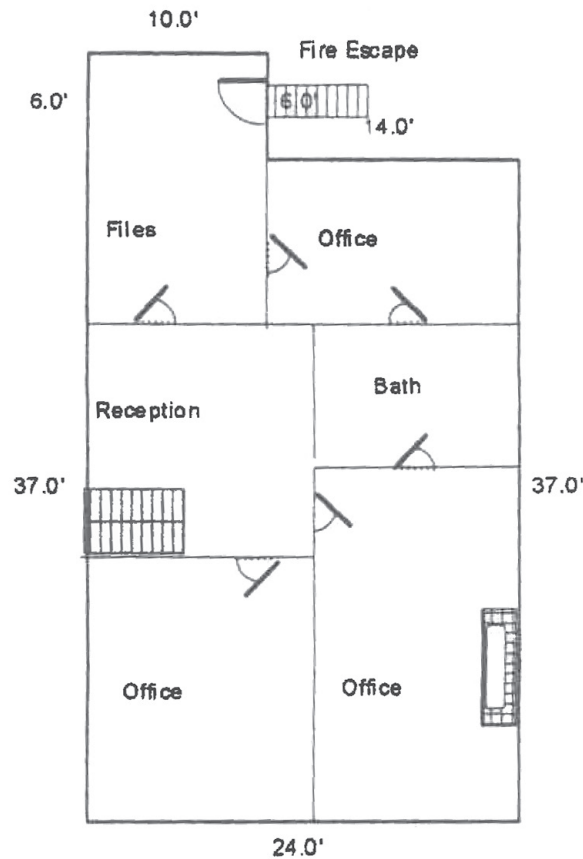
FLOOR PLANS

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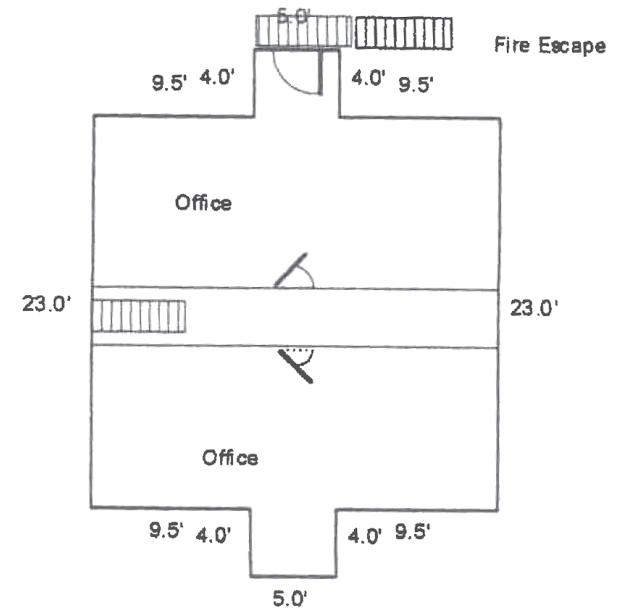
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



(all dimensions are approximate)

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BUILDING INFORMATION

ALEXANDER AND CLEAVER BUILDING | 54 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401

Address:	54 State Circle Annapolis, Maryland 21401	Exterior:	Stucco
Property ID:	052A-0013-0958	Sprinklers:	Yes
Building Size:	2,448 square feet	ADA:	Exterior ramp; ADA bathroom
Land Area:	3,050 square feet	Interior:	Plaster and drywall
Zoning:	C2 - Conservation Business	Ceiling:	Drywall and acoustic tile
Heating:	Gas-fired radiant and supplemental electric (top floor)	Roofing:	Shingle and tar
Cooling:	Central A/C; supplemental units on third floor	Floors:	Wood plank
Stories:	Three above grade, one below grade	Cable Utility:	Verizon FIOS