26 MARKET SPACE

Restaurant Opportunity
in a Historic Building at the Heart of Maryland's Capital.

ANNAPOLIS // DOWNTOWN

SEE INSIDE FOR PRICE ADJUSTMENT

FOR SALE / CONFIDENTIAL OFFERING / DO NOT DISTURB TENANT OR EMPLOYEES

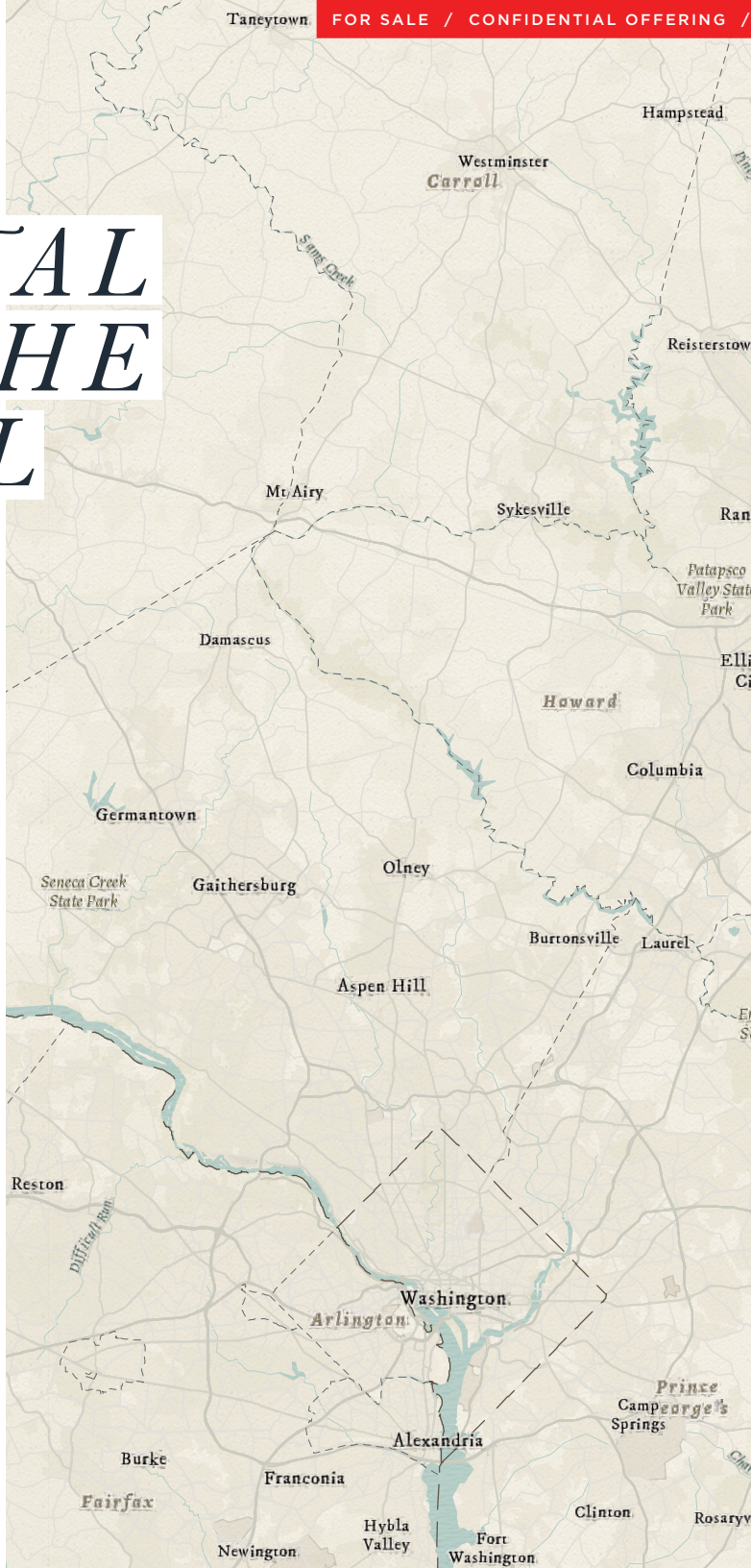
DO NOT DISTURB TENANT OR EMPLOYEES

say hello to the sailing capital of america

A CAPITAL NEAR THE CAPITAL

Widely considered to be the *Sailing Capital of America*, the historic city of Annapolis is the Maryland state capital and home to the U.S. Naval Academy. Located on the Severn River 27 miles from both Washington D.C. and Baltimore, it has a population of 38,000. There is plenty to see in Annapolis given its rich history and storng culture. Visitors are offered great options for dining, shopping, and entertainment. Annapolis Harbor is a must visit destination for sailors and boaters alike.

– Marinas –



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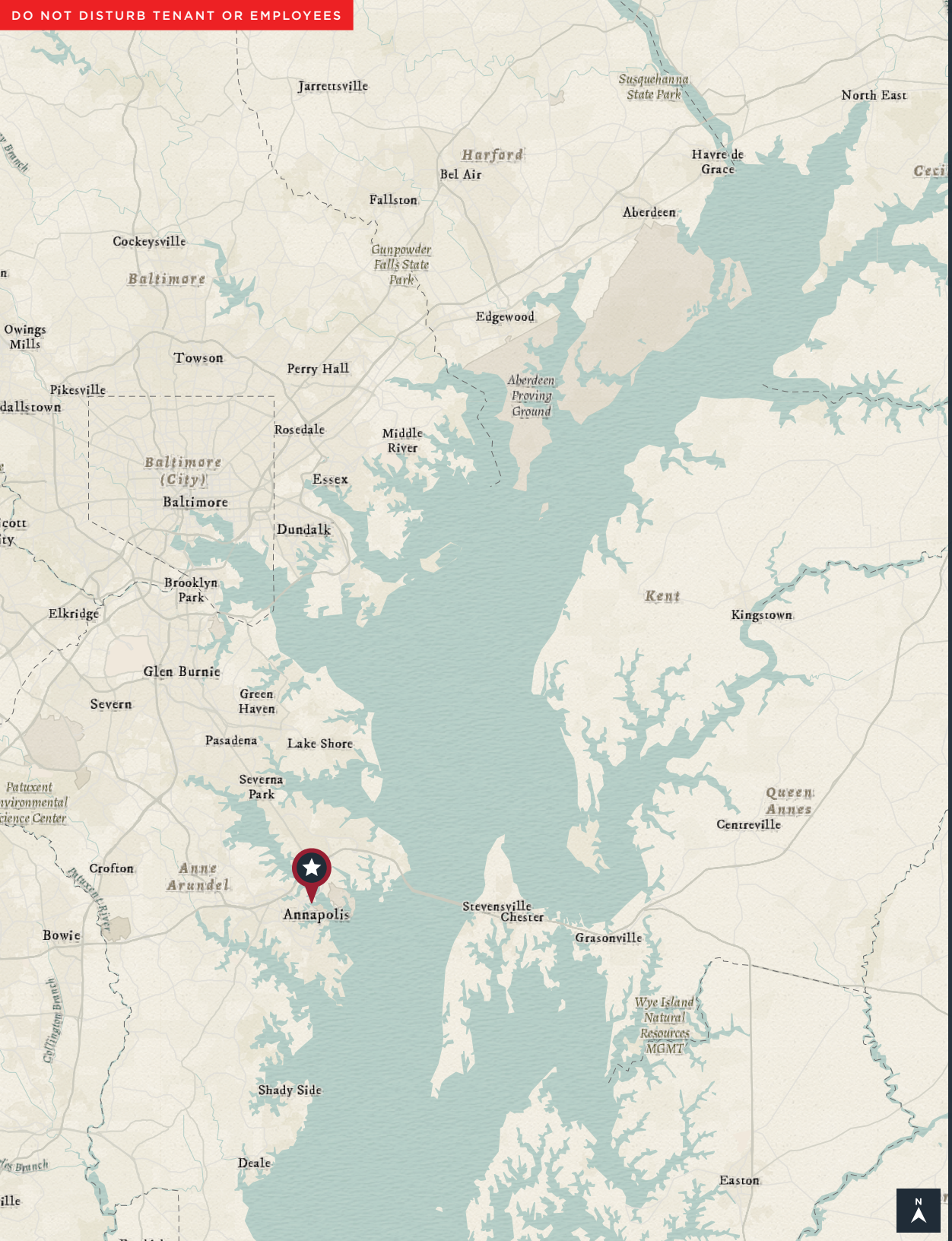
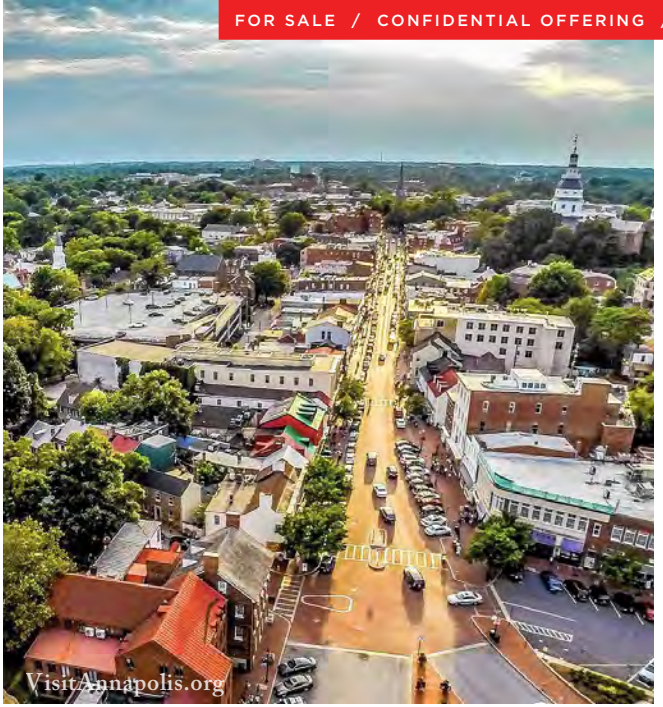


MARYLAND STATE OVERVIEW MAP

VisitAnnapolis.org


VisitAnnapolis.org

Food & Wine Magazine

VisitAnnapolis.org

U.S.NAVY
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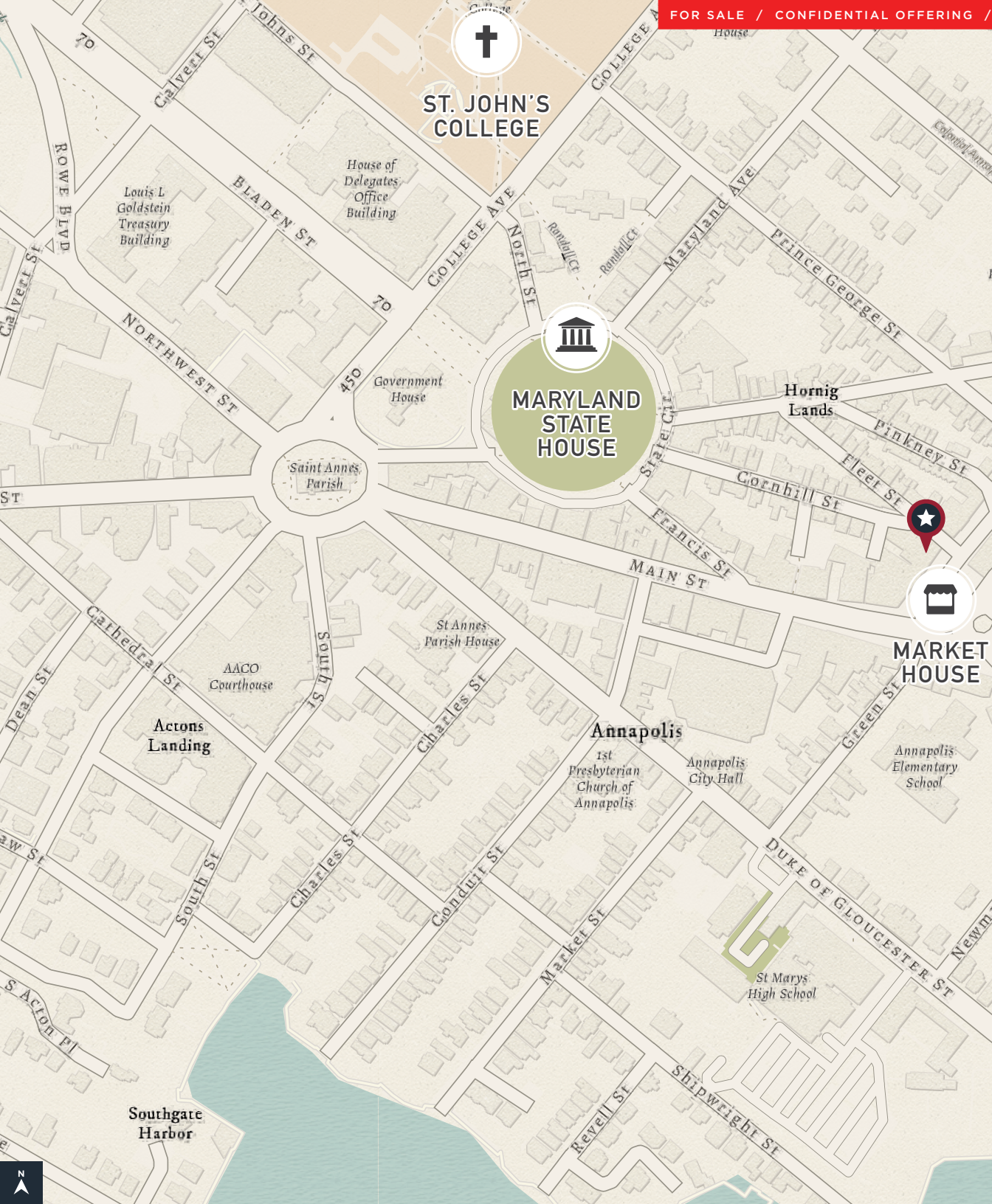
WELCOME TO

NAP TOWN

Annapolis may be referred to as the "Sailing Capital of the U.S." and known for its history, but did you know it is a shopper's paradise? Here in Annapolis, you can find an array of shops that fit everyone's styles. From eclectic boutique shops to quaint bookstores, and antique treasures to art galleries, you'll find it here. If you're looking for that special one-stop-shop to experience all Annapolis has to offer, there's no better place to go than the Annapolis Boutique District, also known as Maryland Avenue.

– Annapolis Discovered –


ST. JOHN'S COLLEGE
MARYLAND STATE HOUSE
MARKET HOUSE
Johns St
Calvert St
ROWE BLVD
Louis L Goldstein Treasury Building
BLADEN ST
House of Delegates Office Building
COLLEGE AVE
North St
Randall Ct
Maryland Ave
Prince George St
NORTHWEST ST
Government House
Hornig Lands
Pinkney St
Fleet St
Cornhill St
State Cir
Saint Annes Parish
Francis St
MAIN ST
St Annes Parish House
Cathedral St
AACO Courthouse
South St
Dean St
Actons Landing
Charles St
Annapolis
1st Presbyterian Church of Annapolis
Annapolis City Hall
Green St
Annapolis Elementary School
Conduit St
Market St
DUKE OF GLOUCESTER ST
St Marys High School
S Acton Pl
Southgate Harbor
Revell St
Shipwright St
70
450
N

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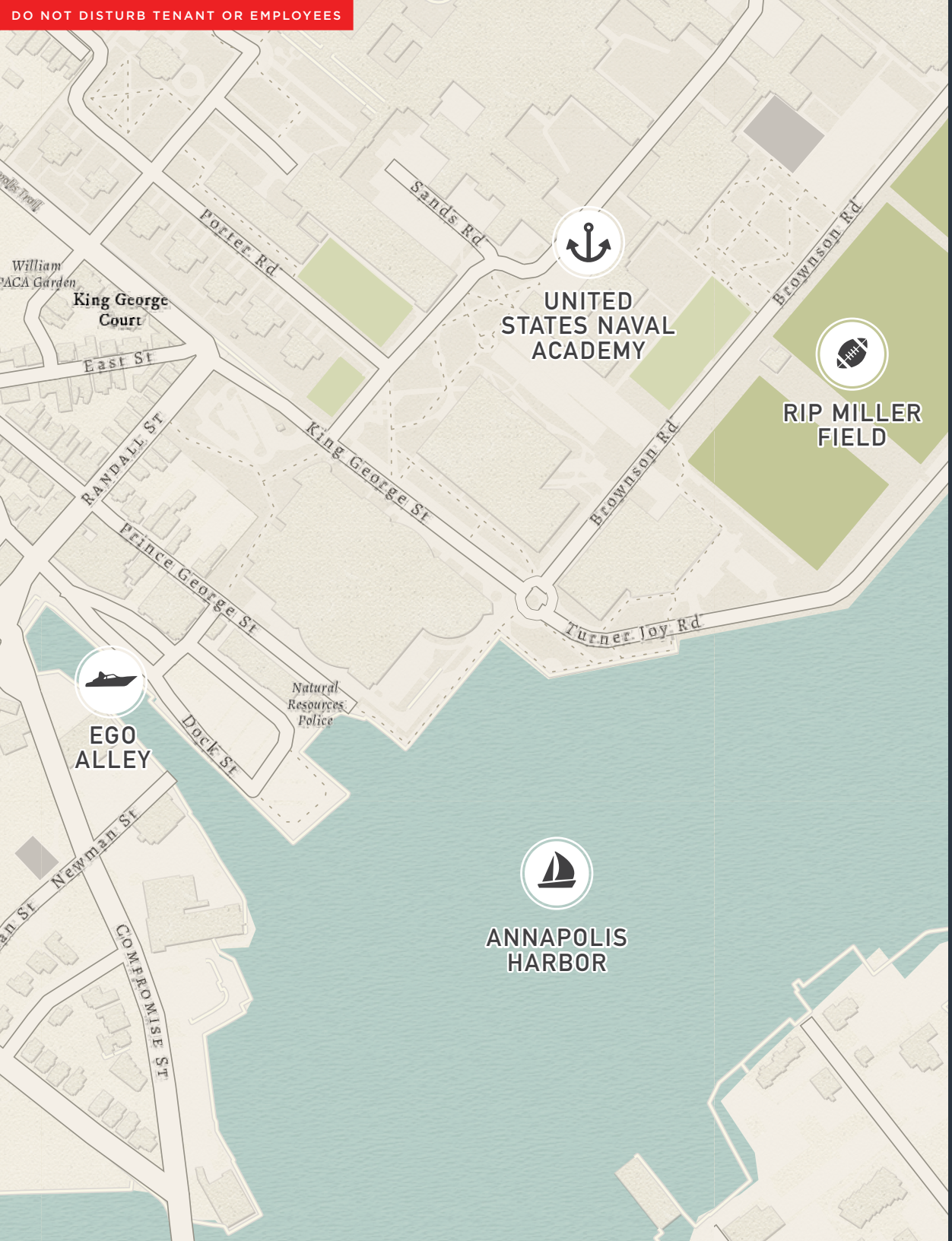
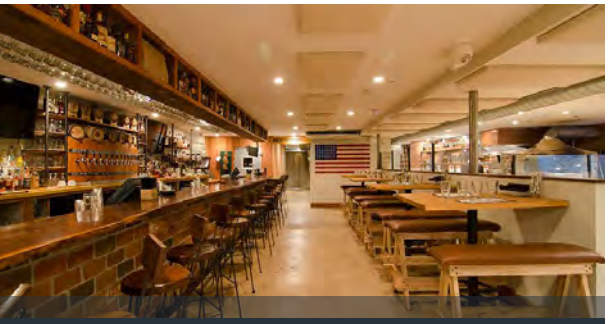


NOTABLE DOWNTOWN NEIGHBORS

Main Street / West Street



FOX'S DEN

FEDERAL HOUSE

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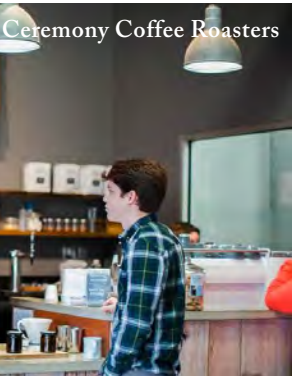
Preserve



EVENTS AND FESTIVALS

MAJOR FESTIVALS

MARYLAND DAY — Four Rivers Heritage Area has partnered with 20 regional heritage organizations and businesses to celebrate the founding of Maryland.

ANNAPOLIS CRAB FEST — Known as the world's largest crab feast, the event is an all-you-can-eat/drink party organized by the Rotary Club of Annapolis to raise charitable donations for local community and organizations.

COMMISSIONING WEEK — The United States Naval Academy prepares for a week of tradition, ceremony, and celebration for its graduating class of 2019. Commissioning Week involves a full week of celebratory events beginning May 17, 2019 and culminating with graduation day at the Navy-Marine Corps Memorial Stadium on May 24, 2019.

U.S. SAILBOAT SHOW — In mid-October, the United States Sailboat Show takes over the Annapolis Harbor, followed by the United States Powerboat Show.

U.S. POWERBOAT SHOW — The United States Powerboat Show brings in over 40,000 attendees as the oldest and largest in-water powerboat exhibition in the world. The show features everything from luxurious motor yachts...to offshore fishing vessels.

— *VisitAnnapolis.org*

U.S. Sailboat Show

Navy-Marine Corps Memorial

U.S. NAVAL ACADEMY

Total undergraduate enrollment of **4,495**

United States Naval Academy ranked **#22** in National Liberal Arts College

5 home football games scheduled for 2018-2019 season

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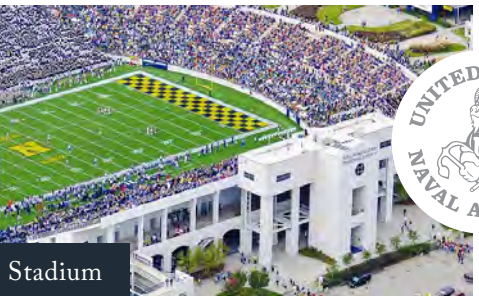
Annapolis Crab Fest

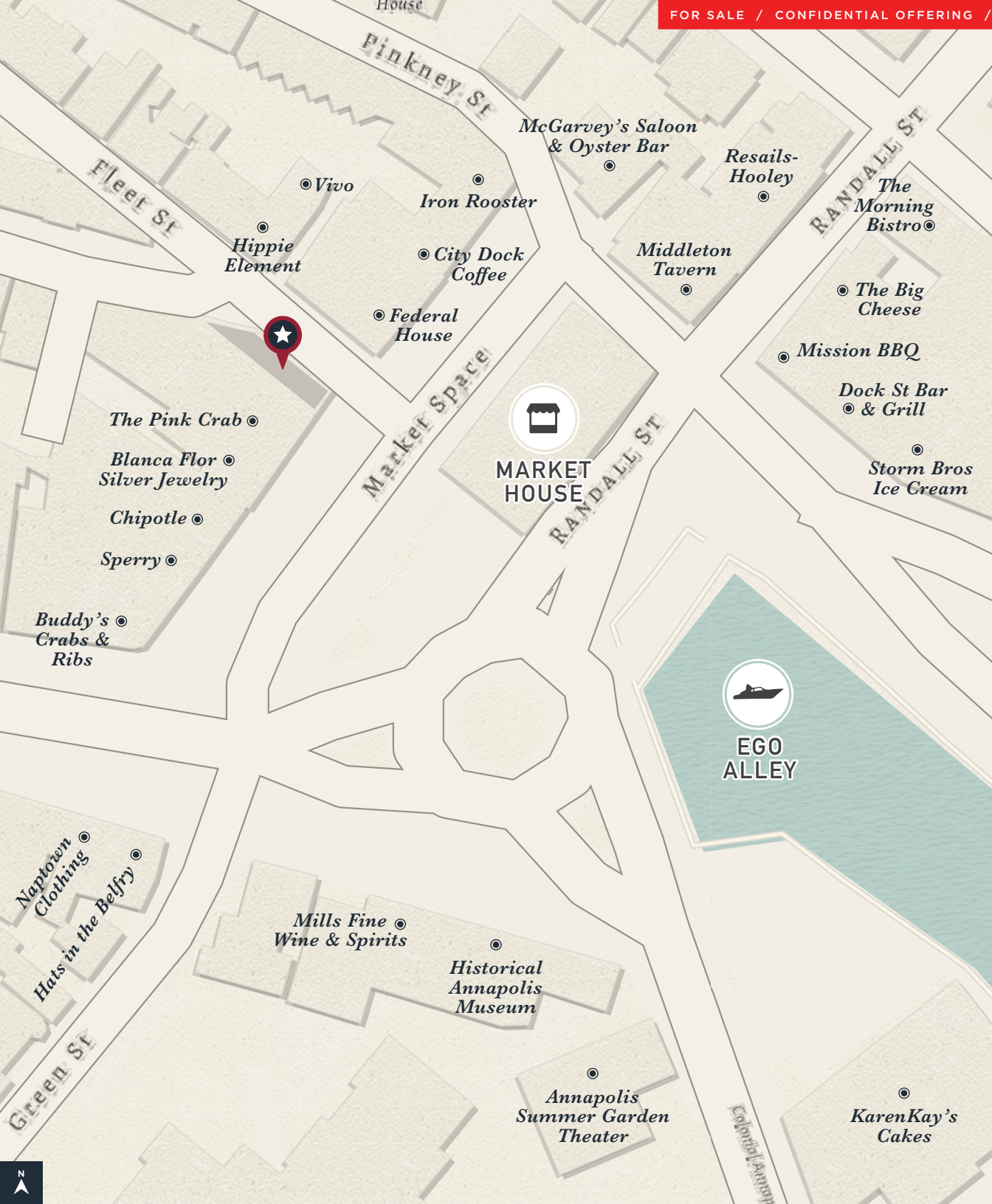
Commission Week

Maryland Day



Stadium

The Naval Academy's football program is one of the nation's oldest, with its history dating back to 1879.


House
Pinkney St
Fleet St
Vivo
Iron Rooster
McGarvey's Saloon & Oyster Bar
Resails-Hooley
RANDALL ST
The Morning Bistro
Hippie Element
City Dock Coffee
Middleton Tavern
The Big Cheese
Federal House
Mission BBQ
Dock St Bar & Grill
Market Space
MARKET HOUSE
RANDALL ST
Storm Bros Ice Cream
The Pink Crab
Blanca Flor Silver Jewelry
Chipotle
Sperry
Buddy's Crabs & Ribs
EGO ALLEY
Naptown Clothing
Hats in the Belfry
Mills Fine Wine & Spirits
Historical Annapolis Museum
Green St
Annapolis Summer Garden Theater
KarenKay's Cakes
N

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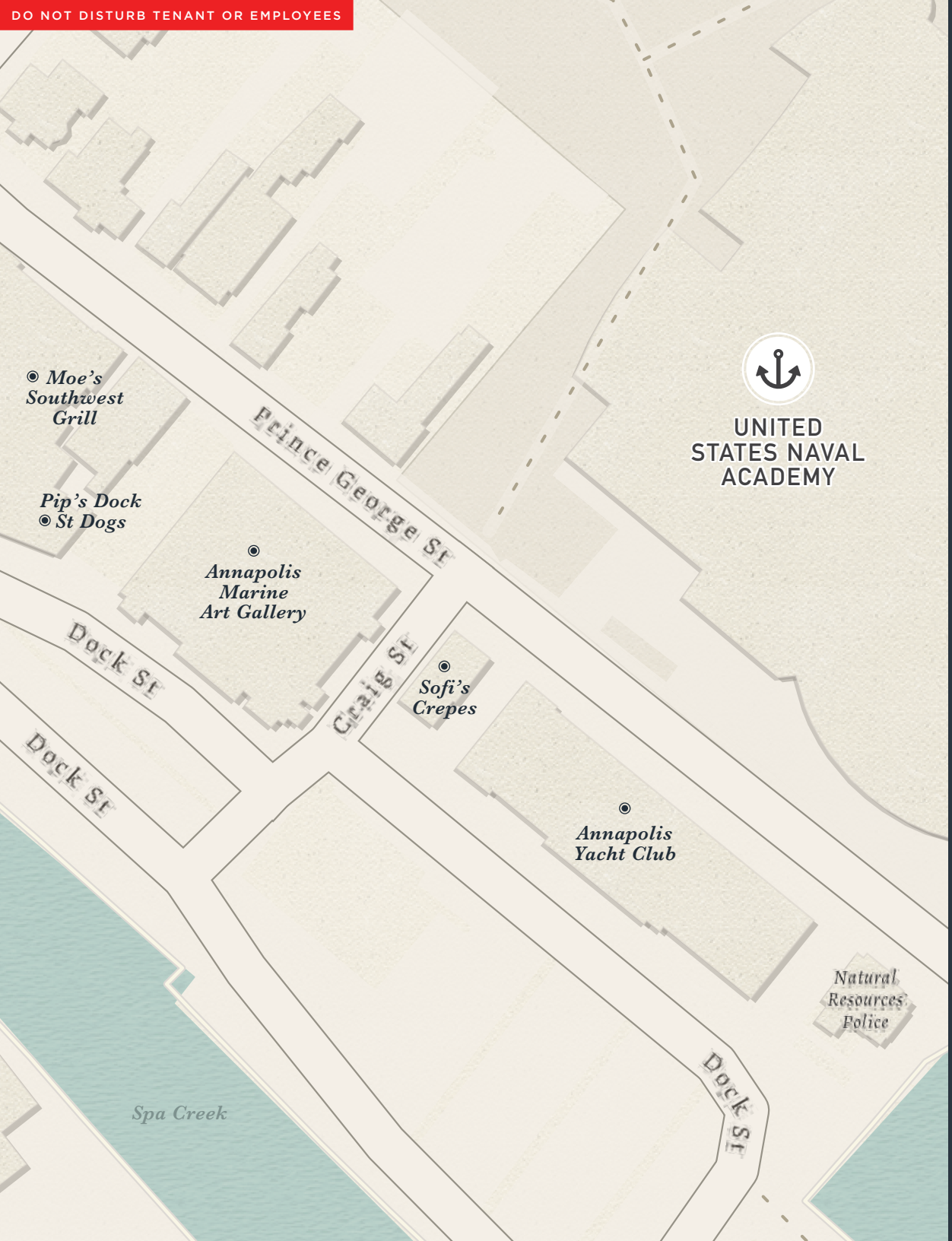

DOWNTOWN ANNAPOLIS

26 MARKET SPACE

The present building located at 26 Market Space, Annapolis, Maryland, is the *last remaining* part of the original three-story Wallace, Davidson, and Johnson Building, which was known as *Factors Row*. Constructed in 1771, it extended from Main Street to Cornhill Street at the head of the city dock. It was used as a warehouse by representatives of British merchants, called *factors,* who made arrangements to ship Colonial planters' produce to England and Scotland in exchange for British goods. In 1883, a fire destroyed all but the Cornhill Street end of Factors Row. The section at 26 Market Space was reconstructed between the remaining original side walls using brick salvaged from the fire. Two of the original 1771 hand-hewn beams are still visible inside the building between the first and second floors.

During its long history, the building has served various commercial purposes, including a hotel, grocery store, tailor shop/men's store and restaurant, with family living quarters and apartments on the upper floors. In 1909, the great-great uncle of the present owner purchased the property and it has remained in the family since that time.

Source: Dana Florestano
(summary of building history)

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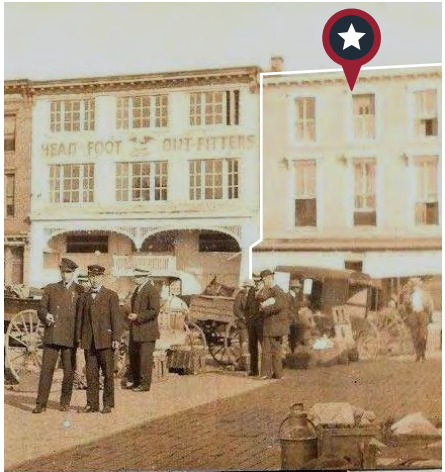
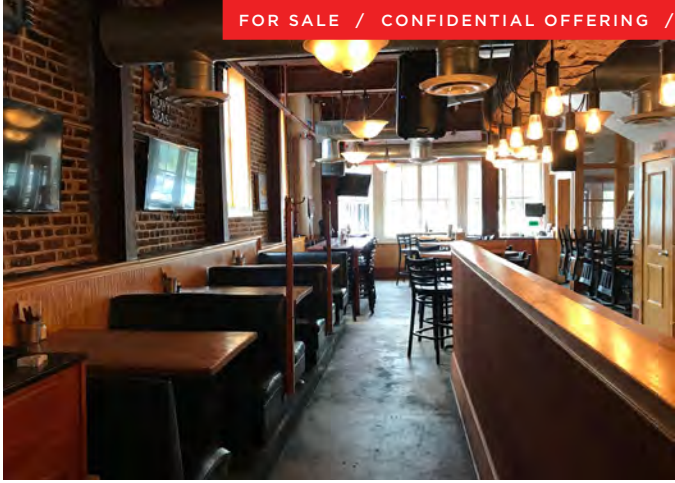
BUILDING DATES FROM 1771

- Built in 1771
- Restored and rebuilt to include: new HVAC, elevator, ADA accessibility, new plumbing, new electric, sprinkler system, 100lb floor loads, seismic/ earthquake certified and flood insurance
- 2AM liquor and entertainment license



26 MARKET SPACE

FOR SALE / CONFIDENTIAL OFFERING /



$4.5 MILLION

BUILDING AND IMPROVEMENTS FOR SALE

FIRST FLOOR

2,825 SF

50 seat tables and booths
with 26 bar seats = 76 seats total

SECOND FLOOR

1,812 SF

36 seat tables and chairs
with 14 bar seats = 50 seats

THIRD FLOOR

1,044 SF

TOTAL

5,681 SF

24 seats on patio area

CLICK FOR VIDEO TOUR

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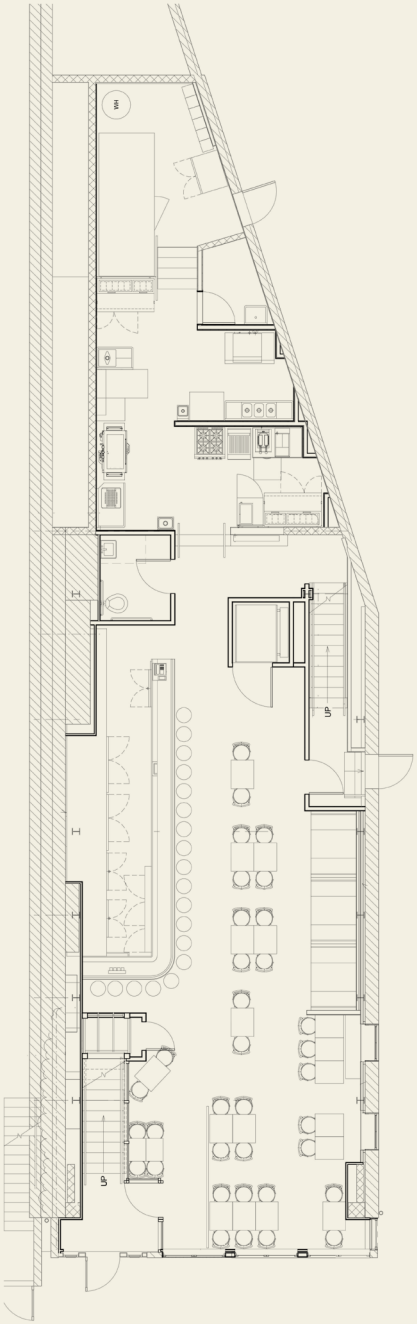
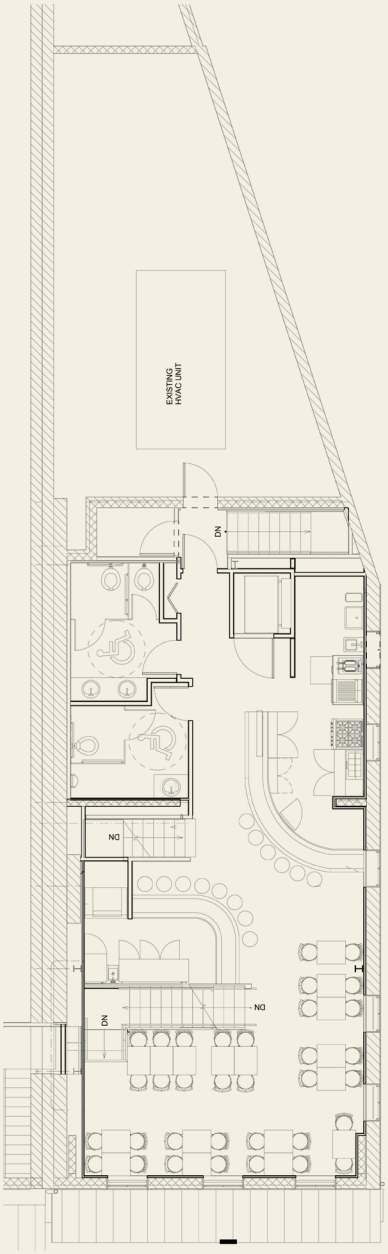
first floor



second floor



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