

FOR SALE

132 DOCK STREET,
ANNAPOLIS, MD 21401



STREET

ARMADILLO'S BAR & GRILL

Storm Bros
Ice Cream Factory

featuring
cones · shakes · floats · sundaes · sodas



Irreplaceable Waterfront Real Estate
With Tenant In-Place

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HIGHLIGHTS

- Located in the heart of Annapolis' historic waterfront district, just steps from Annapolis City Dock and Ego Alley
- 100% leased to Armadillos Bar & Grill for the past 30+ years
- Triple Net lease structure with limited Landlord responsibilities
- The property is equipped with a sprinkler system, grease trap, hood system & other kitchen infrastructure
- 2 floors of finished bar/restaurant space
- High barrier to entry market with limited restaurant/bar supply
- Positioned directly adjacent to Annapolis' transformational \$87+ million City Dock Project, which will deliver flood protection infrastructure, a new waterfront park, expanded public gathering space, and enhanced pedestrian activity throughout the City's premier waterfront district
- **DO NOT DISTURB TENANT**

OFFERING



FOR SALE

(REAL ESTATE ONLY)

Building Size	± 2,500 SF
Price	Call Broker for Price
Zoning	C2 (City of Annapolis)



INTERIOR PHOTOS



CITY DOCK PROJECT RENDERING





CONTACT

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