

**AFFORDABLE FEE-SIMPLE OWNER-USER COMMERCIAL BUILDING
OFFERED AT \$295,000**



- Affordable fee-simple commercial ownership opportunity
- C3-zoned building with flexible owner-user potential
- Visible Baltimore Annapolis Blvd location
- Standalone building with private gravel parking area
- Practical layout for office, retail, service, or contractor-type use
- Detached shed and rear patio for storage or operational support
- Low absolute acquisition cost compared with many standalone commercial properties
- Buyer to verify intended use, parking, signage, and zoning requirements with Anne Arundel County

**7707 BALTIMORE ANNAPOLIS BLVD
GLEN BURNIE, MD 21060**



**COLDWELL BANKER
REALTY**



Listed by Vince Carchedi
o: 410.515.2000 | c: 443.244.3218
vince.carchedi@cbrealty.com



Property Snapshot

- Zoning: C3 — General Commercial, Anne Arundel County
- Building Type: Standalone commercial building
- Ownership: Fee simple
- Estimated Interior Square Footage: 730 SF
- Lot Size: 4,504 SF
- Parking: Gravel driveway with work-truck / private parking potential
- Annual Taxes: \$2,486 — 2026
- Highlights: Affordable entry-point price, Baltimore Annapolis Blvd visibility, storage shed, rear patio, quick highway access, and flexible owner-user potential.



Stop Renting. Own Your Commercial Space.

7707 Baltimore Annapolis Blvd offers a practical opportunity for a business owner to control their own commercial space rather than continue paying rent. With C3 zoning, corridor visibility, private parking, and a low absolute price point, the property is well positioned for an owner-user seeking an affordable standalone presence in Glen Burnie.

1) Plumbing Company



2) Pest Management Company



3) Electrical Contractor

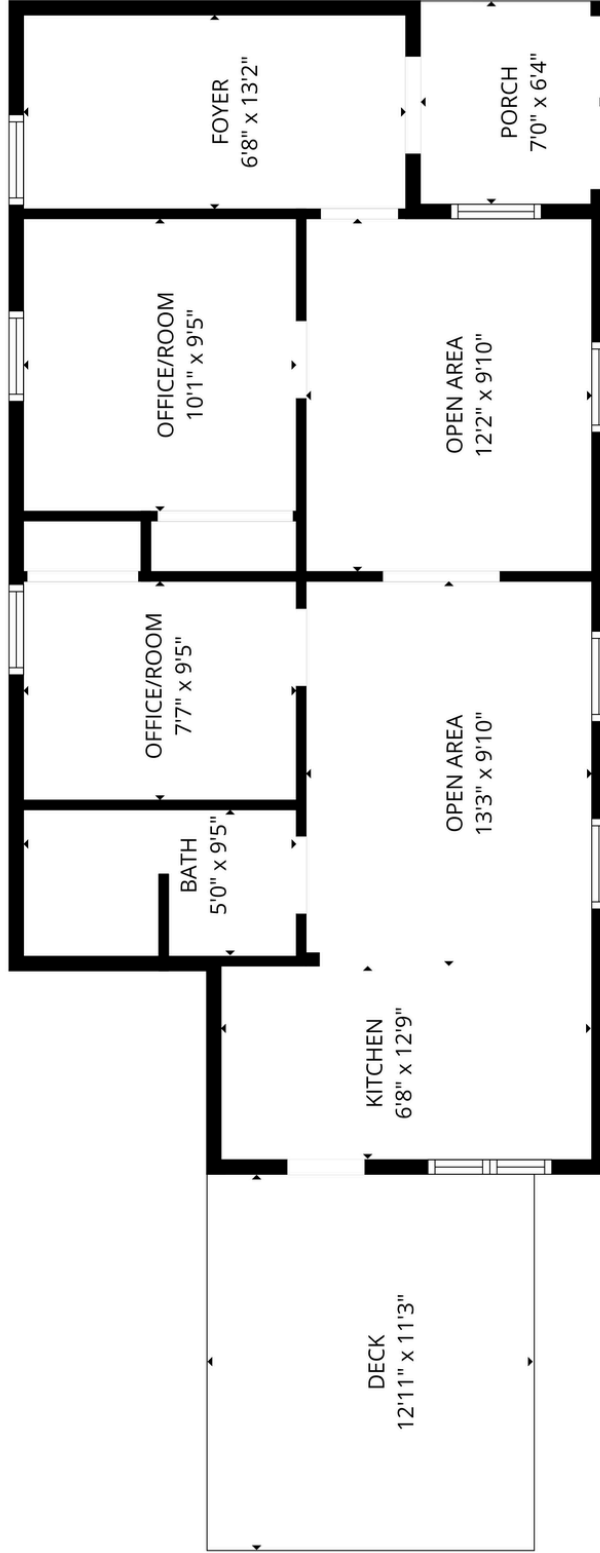


4) Behavioral / Mental Health Clinic



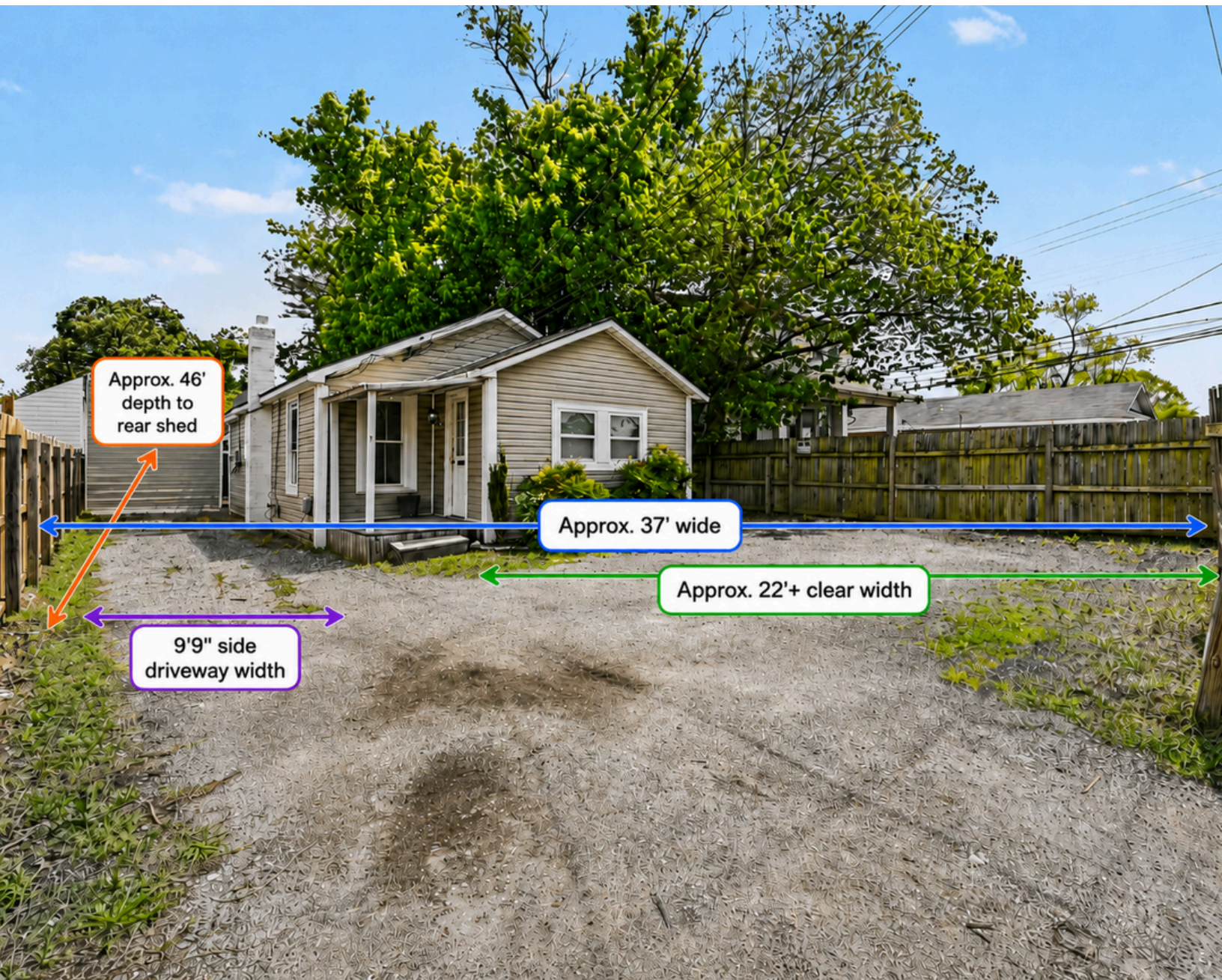
Conceptual renderings only. Images are for illustrative marketing purposes and do not represent approved signage, business licensing, zoning approval, permits, parking approval, or final property use. Buyer to independently verify all zoning, licensing, signage, parking, utility, and operational requirements with Anne Arundel County and applicable authorities.

FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Driveway & Parking Area Measurements



Approx. 46'
depth to
rear shed

Approx. 37' wide

Approx. 22'+ clear width

9'9" side
driveway width

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum (“Memorandum”) has been prepared by Coldwell Banker Realty for the sole purpose of providing preliminary information regarding the subject property to prospective purchasers. It is intended solely to assist interested parties in evaluating a potential acquisition.

The information contained herein has been obtained from sources believed to be reliable, including but not limited to county records and the Multiple Listing Service, and may include approximations. While believed to be accurate, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers are advised to conduct their own independent verification of all information.

This Memorandum is confidential and is provided on the condition that it will not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Coldwell Banker Realty. The information contained herein is to be used solely for the purpose of evaluating the subject property.

All prospective purchasers should conduct their own independent investigations, including legal, financial, and physical due diligence. Any projections or forward-looking statements are for illustrative purposes only and are subject to change.

The property is offered subject to prior sale, withdrawal, or modification without notice. All inquiries, discussions, and offers relating to the property shall be conducted through Coldwell Banker Realty. Ownership and brokerage reserve the right to accept or reject any offer or terminate negotiations at any time.

Affiliated real estate agents are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company-owned offices owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

**FOR MORE INFO
PLEASE CONTACT**

Vince Carchedi
o: 410.515.2000 | c: 443.244.3218
vince.carchedi@cbrealty.com

