

\$376,000 - 40 Oak Ct, Annapolis

MLS® #MDAA2127800

\$376,000

0 Bedroom, 0.00 Bathroom, 1,061 sqft

Commercial Sale on 0.27 Acres

N/A, Annapolis, MD

Introducing a distinctive opportunity for visionary entrepreneurs and investors: a commercial/residential property brimming with potential, situated ideally for both business and pleasure. Formerly a boutique dress shop, this structure is primed for a creative transformation, making it a unique investment. The property houses two bedrooms/offices, two full bathrooms, and robust hardwood flooring throughout, presenting a promising canvas for renovation.

Strategically located, this property is in close proximity to essential amenities and community features. Public transportation is conveniently accessible with the Riva Road & Forest Drive bus station less than 700 meters away, enhancing the location's connectivity.

Additional features include a rear deck perfect for relaxation or casual gatherings, a useful rear shed for extra storage, and a generous off-street parking area that can accommodate up to 12 vehicles. Despite being sold as-is, with no repairs from the seller, the property's inherent potential and dual-use capability as both a residential and commercial space make it a lucrative deal.

Capitalize on the chance to customize this space into a thriving business venture or a mixed-use development that promises both rental income and renovation possibilities. Dive into this project and shape it into your



vision of success! Property is being sold
AS-IS, Seller will make no repairs. All offers
must have \$1000 deposit and proof of deposit.
So much potential! Make this your today!!

Built in 1955

Essential Information

MLS® #	MDAA2127800
Price	\$376,000
Bathrooms	0.00
Square Footage	1,061
Acres	0.27
Year Built	1955
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	40 Oak Ct
Subdivision	N/A
City	Annapolis
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21401

Interior

Heating	Forced Air
Cooling	None

Exterior

Exterior	Vinyl Siding
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School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	CALL SCHOOL BOARD
Middle	CALL SCHOOL BOARD
High	CALL SCHOOL BOARD

Additional Information

Date Listed October 2nd, 2025
Days on Market 29
Zoning COMMERCIAL
RE / Bank Owned Yes

Listing Details

Listing Office ExecuHome Realty



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Listing information last updated on October 30th, 2025 at 7:45pm EDT