

MIXED-USE COMMERCIAL OPPORTUNITY

220 West Street Annapolis, MD 21401

SUBMARKET	CORRIDOR	ZONING
Downtown Annapolis	West Street	MX Mixed-Use

MX zoning makes 220 West a **flexible, income-ready commercial asset**, widening the buyer pool well beyond a single-use residential sale.

The Mixed-Use designation opens the door to office, hospitality, food and beverage, and layered commercial-over-residential use. That optionality broadens demand and supports a commercial, income-based valuation rather than a purely comparable-driven one.

1 PERMITTED-USE HIGHLIGHTS

Professional & Medical Office Lowest-friction owner-user path	PERMITTED	Personal Care & Fitness Studios Salon, wellness, boutique fitness	PERMITTED
Mixed-Use: Commercial + Dwelling Above Two income streams under one roof	PERMITTED	Arts & Cultural Gallery / museum, theater under 100 seats, studio	PERMITTED
Food & Beverage Wine bar, sidewalk cafe, restaurant	WITH STANDARDS	Boutique Hotel, up to 40 Rooms May include restaurant & conference space	WITH STANDARDS

Permitted use of right With Standards permitted subject to use standards Inn allowed by special exception (verified precedent)

2 THREE TARGET BUYER PROFILES

PROFILE 01

Owner-User Professional

An office or medical practice occupies the building, builds equity in place, and follows the cleanest path available under MX zoning.

PROFILE 02

Hospitality / F&B Operator

A boutique inn, wine bar, or cafe concept. The existing fire sprinkler system is a meaningful head start toward a lodging or restaurant conversion.

PROFILE 03

Mixed-Use Investor

Ground-floor commercial stacked over residential dwelling above, delivering two distinct revenue streams from a single downtown address.

BUILT-IN ADVANTAGE

Fire sprinkler system already installed.

A material head start on the cost and timeline of any commercial or lodging conversion, and a de-risking factor for hospitality and F&B operators.

**VIDONA COMMERCIAL OF KELLER WILLIAMS
REALTY CENTRE**

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