

COMMERCIAL PROPERTY FOR SALE

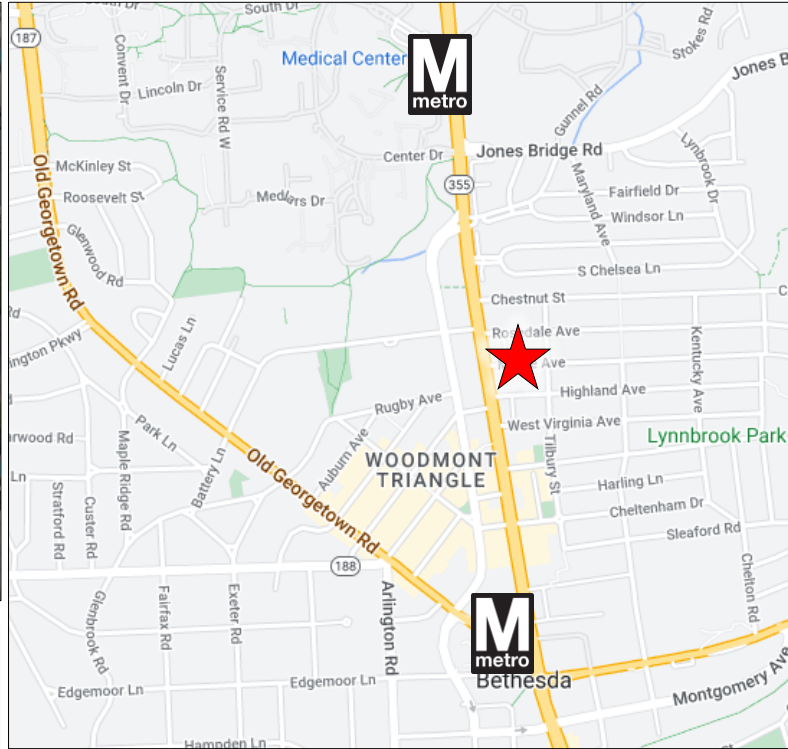
4709 MAPLE AVENUE | BETHESDA, MD | 20814

\$1,600,000

UNIQUE OPPORTUNITY

- Zoned CRN-0.5 C-0.5 R-0.25 H-35
- Located in the Central Business District amongst a wide variety of retail and entertainment
- Parking for 6+ cars onsite and abundant public parking nearby
- 5 minutes to the Capital Beltway

**2,800+/-RSF 2-STORY BUILDING PLUS LOWER LEVEL
ON 4,700+/-SF LOT**



10+/- MINUTE WALK TO METRO (BETHESDA OR MEDICAL CENTER)

NOT TO SCALE | MEASUREMENTS APPROXIMATE



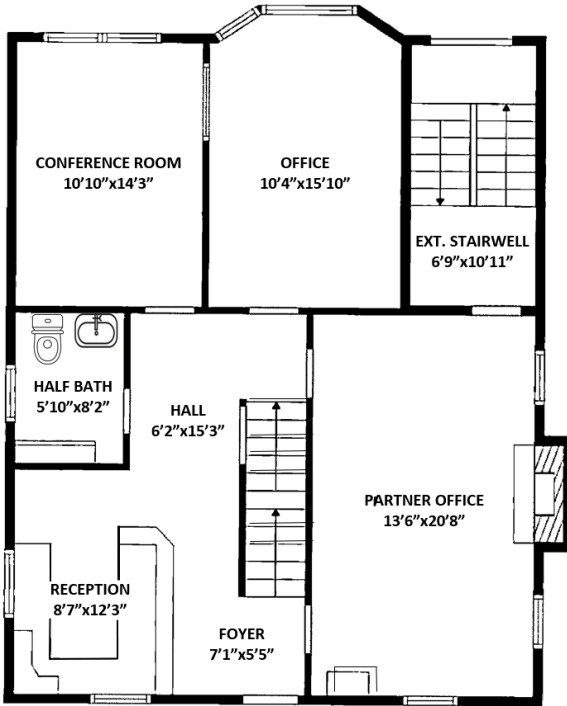
Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

For More Information
Please Contact:

John C. Alexander | jalexander@amrcommercial.com | 301.961.9696 | EXT. 207

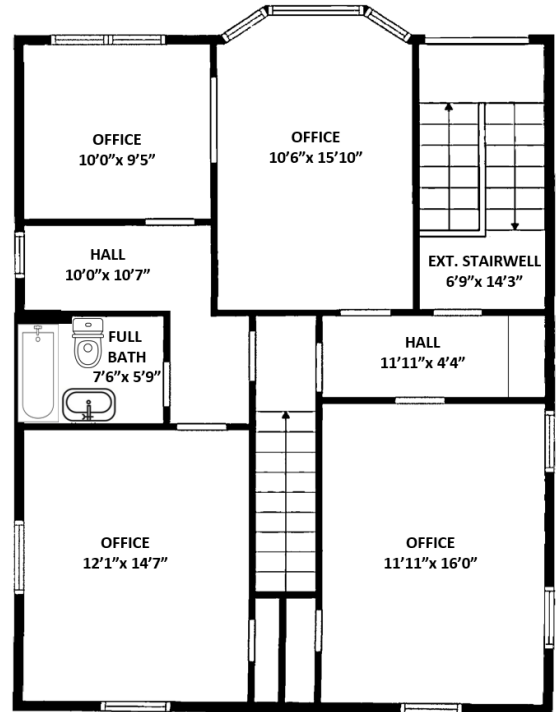
1ST FLOOR

989+/-R.S.F.



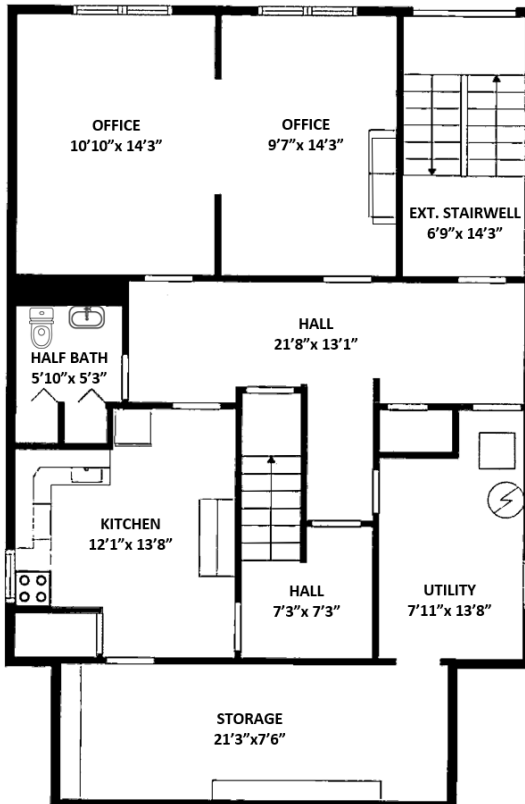
2ND FLOOR

994+/-R.S.F



BASEMENT

893+/-R.S.F.



EXCLUDED AREAS

Storage: 161+/-S.F.

Utility: 97+/-S.F.

Fireplace: 10+/-S.F.

Walls: 200+/- S.F.

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