

MARKETING FLYER

PRESTIGE AUTO BODY PORTFOLIO

928 & 934 Philadelphia Ave, Silver Spring, MD 20910

Marcus & Millichap



PRESTIGE AUTO BODY PORTFOLIO

928 & 934 Philadelphia Ave, Silver Spring, MD 20910

INVESTMENT HIGHLIGHTS

Exceptional Infill Location – Strategically located near Interstate 495 with convenient access to Washington, D.C., Bethesda, and the greater DMV region.

Owner-User or Value-Add Investment – Well-suited for owner-users, automotive operators, or investors seeking a strategic industrial acquisition.

Strong Long-Term Appreciation Potential – Limited industrial inventory and high barriers to entry support long-term value growth.

Functional Industrial Improvements – Well-configured facilities featuring repair bays, office space, storage, and customer service areas.

Established 30+ Year Business Operation – Includes a respected family-owned auto body business with over three decades of operating history and a loyal customer base.

OFFERING SUMMARY

928 PHILADELPHIA AVE



Listing Price
Request for Offer



GLA
19,380 SF



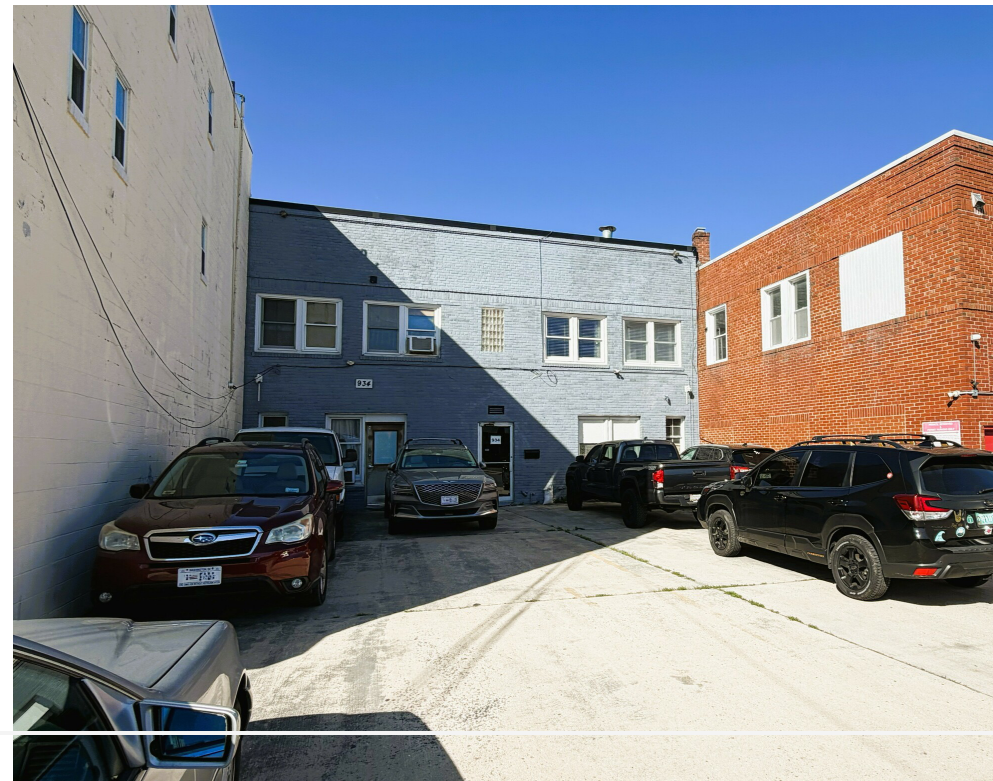
of Buildings
2

928 PHILADELPHIA AVE

Building Size	13,300 SF
Lot Size	0.21 Acres (9,147 SF)
Zoning	IL1.0 H 50
APN	13-03275600
Real Estate Tax	\$34,848
Year Built/Renovated	1945/2014
Occupancy	Owner Occupied

934 PHILADELPHIA AVE

Building Size	6,080 SF
Lot Size	0.1 Acres (4,132 SF)
Zoning	IL1.0 H 50
APN	13-03236038
Real Estate Tax	\$9,309
Year Built/Renovated	1938/2002
Occupancy	Owner Occupied



PRESTIGE AUTO BODY PORTFOLIO

RETAILER MAP



..... PRESTIGE AUTO BODY

EXCLUSIVELY
LISTED BY

DANY ZHAO

Director Investments

Washington, D.C.

Direct: 202.536.3778

Cell: 703.577.1098

dany.zhao@marcusmillichap.com

MD #635202


Marcus & Millichap