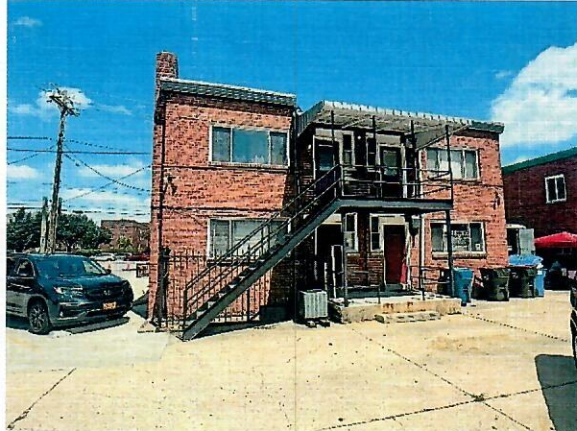




View from University Blvd.



Rear view of site

FOR SALE – Ideal for Owner/User
3,360 S.F. - Office / Retail
1017 E. University Blvd. Takoma Park, Md. 20912

IDEAL FOR OWNER OCCUPANT BUYER OR REDEVELOPEMENT: There are short term rental obligations currently, making this an ideal owner occupant building or one can extend the current leases. With the Purple Line station soon to be located across the street there will likely be considerable redevelopment in this market.

IMPROVEMENTS: This freestanding office/retail building is divided into 4 equally sized (840 s.f.) units either under short term or month to month leases. This building is ideal for an owner occupant or redevelopment use. Each space is fully self-contained with its own HVAC, bathroom and front and rear entrances. Each unit is built out slightly differently. Each floor can easily be combined to create 1,680 s.f. spaces on each level. Sewer, water, gas and electric serve the property. The on-site parking and driving areas are paved with concrete. Tenants are responsible for all their own maintenance.

PURPLE LINE METRO STATION / TRAFFIC SIGNAL: See the diagram attached showing the Takoma-Langley Crossroads Transit Center which will house the new Purple Line Metro Station and bus terminal. This is located almost directly across the street and will connect this market with the entire Metro system. There is also a new traffic signal that was recently installed in front of this property.

OPPORTUNITY ZONE: The property is located in an opportunity zone which can offer significant capital gains and other tax savings.

PARKING: The building is surrounded by a parking lot with concrete driveway and parking spaces.

Celebrating 40 Plus Years!

Larry Rosen, Broker ■ larry@cirealty.net ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

9514 Starmont Road ■ Bethesda, MD 20817

ZONING: CRT-2 (Commercial Residential Town) has a 2 FAR and a 50' height limit for redevelopment. It may be possible to construct a significantly larger building on this property. This zoning permits medical/office/retail/service uses and others and targets opportunities for redevelopment of single use commercial areas and surface parking lots.

SALE PRICE: \$1,875,000

LAND: 7,200 s.f. of land

SIGNAGE: There is a County permitted exterior sign that each tenant can use to advertise their business.

R.E. TAX: 2026 real estate tax is \$12,100.

LOCATION: The building is located near the corner of E. University Blvd. & Anne Street next to the Hampshire Langley Shopping Center in Takoma Park. The Purple Line Metro Station will be across the street and is expected to open towards the end of 2027.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions changes of price, prior sale/lease or withdrawal from the market without notice.

1017 E. University Blvd. Takoma Park

Potential Income & Expenses:

Gross Rental Income:

1017 E. Univ. Unit 101	Church	\$3,000/month or \$36,000/year
1017 E. Univ. Unit 102	Nail Salon	\$3,252/month or \$39,024/year
1017 E. Univ. Unit 201	Life Coach	\$1,995/month or \$23,940/year
1017 E. Univ. Unit 202	Barber Shop	\$1,995/month or \$23,940/year
Side Lot	Food Truck	\$800/month or \$9,600/year
Tenant Water Reimbursement*		\$1,800

Total Income: \$ 134,304

Owner Expenses:

2025 Real Estate Tax	11,747
Fire & Liability Insurance	3,000
Trash	2,400
Lawn Service/Snow/Clean Up	3,000

Total Expenses \$ 20,147

Net Operating Income **\$114,157**

Current Rent Roll:

Tenant	Rental Rate per month/year	Lease Term	Escalations
Church #101	\$3,000/\$36,000	M/M	TBD
Nail Salon #102	\$3,252/\$39,024	6-31-26	3%
Life Coach #201	\$1,995/\$23,940	4-30-28	\$200/year
Barber Shop #202	\$1,995/\$23,940	10-31-28	\$200/year
Food Truck	\$800/\$9,600	M/M	TBD

*Suites 201 & 202 pay \$75/month towards water

**According to the leases the owner is only responsible for the roof/structure, real estate tax, trash, common area electric, fire insurance and exterior yard maintenance. Tenant's responsible for all interior maintenance, their own HVAC and their own utilities.

This information is furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Joyner
Director

USE-AND-OCCUPANCY
CERTIFICATE

Issue Date: 5/10/2007

Expires: NONE

Certificate No.: 250265
ID: AC1059918

Residence or building location:

1017 E UNIVERSITY BLV
SILVER SPRING MD 20903-3704

Proposed Use:

OFFICES

The applicant has applied for a certificate of Use and Occupancy under the provisions of the Montgomery County Code. The use for each floor, or part thereof, the live load (p.s.f.), the fire grading, the construction type, the code/edition, and any special conditions must be as follows:

Floor	Use Group Class	Maximum Live Load	Fire Grading	Occupancy Load	Construction Type	Code/Edition	Conditions
	B		N/A				TRANSFERRED FROM PG COUNTY

This certificate applies only to the above-described residence or building and is valid until the permitted use changes. Changes in use require recertification or new registration, pursuant to the Building Code.

Caution: the issuance of this permit does not eliminate the need to obtain the required approvals of other State of County agencies.

Director, Department of Permitting Services

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4166

Phone: (240) 777-6210

<http://permittingervices.montgomerycountymd.gov>

Ronald Jetter
Acting Director

CONSUMER INFORMATION NOTES:

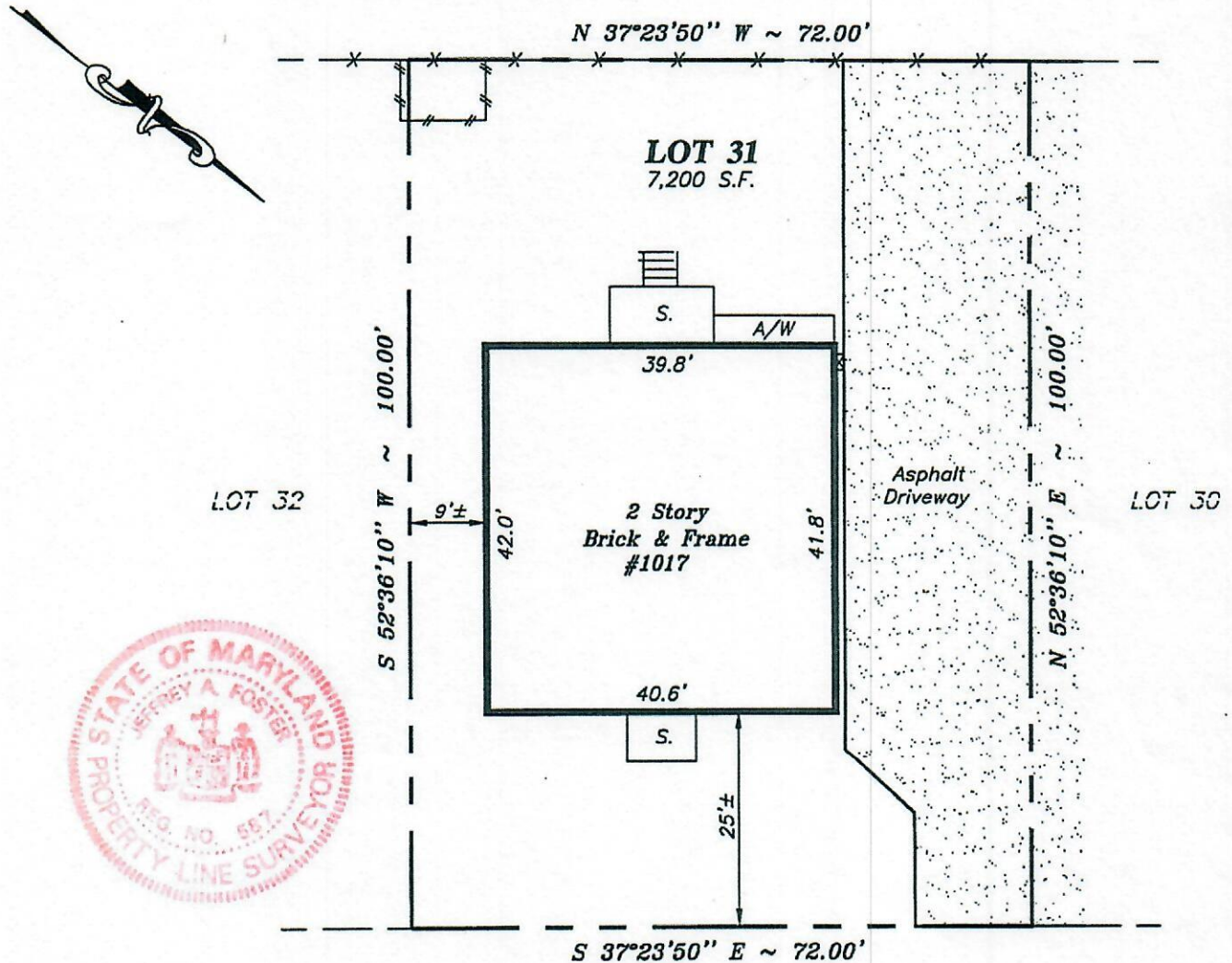
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.

Flood Zone "C" per H.U.D. Flood Panel No. 0200C.

* Taxes assessed in Montgomery County.

P.B. 11/11/11 16 P.84



LOCATION DRAWING
LOT 31, BLOCK 14
NEW HAMPSHIRE GARDENS
*PRINCE GEORGE'S COUNTY, MARYLAND

UNIVERSITY BOULEVARD
(150' R/W)

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster 587
MARYLAND PROPERTY LINE SURVEYOR REG. NO.

REFERENCES

PLAT BK. 20
PLAT NO. 84

LIBER
FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

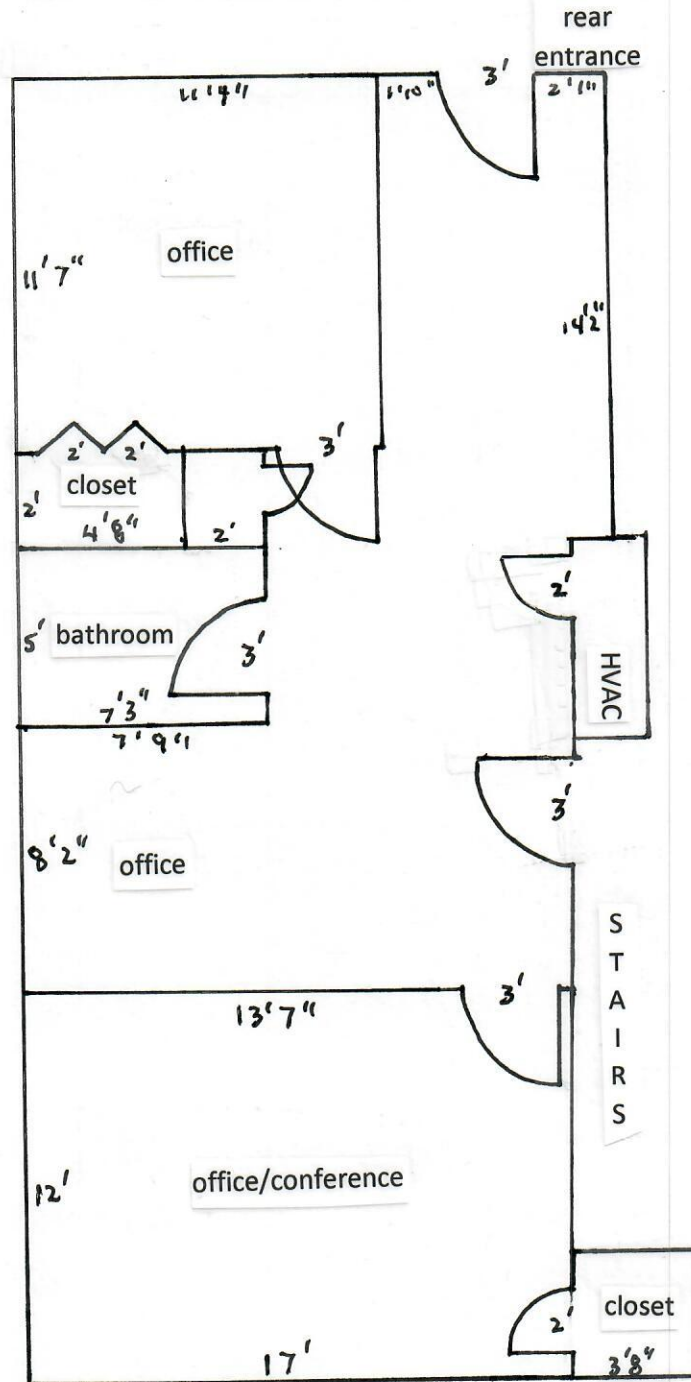
WALL CHECK:

DRAWN BY: V.G.S.

HSE. LOC.: 9-5-02

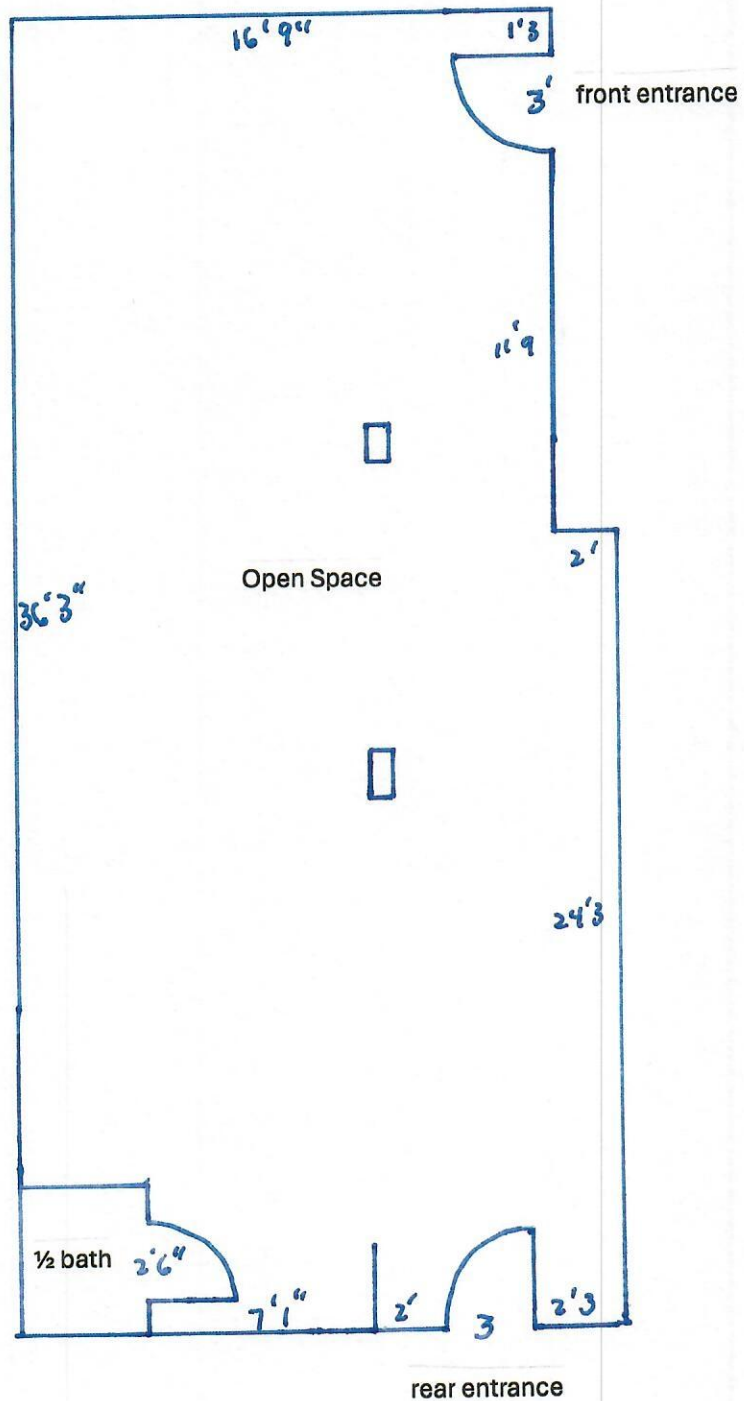
JOB NO.: 02-5688

1017 University Blvd. #201



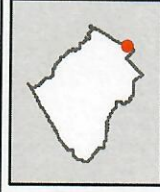
This is a fairly accurate floor plan for units 201 and 202.
 Unit 102 is only slightly different and unit 101 has an open floor plan with a bathroom.
 There is also an unfinished basement.

1017 University Blvd., Suite 101



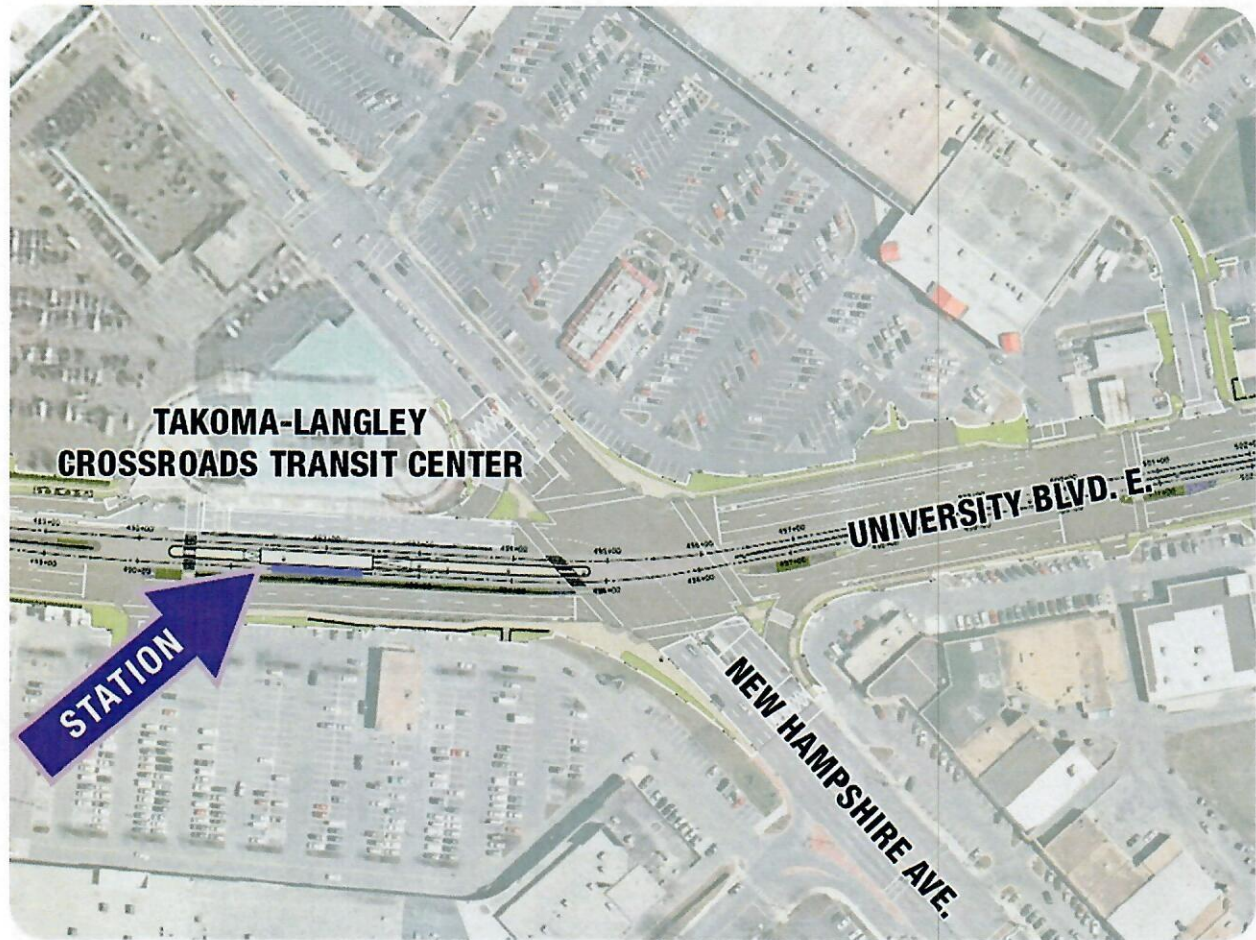
This is an approximate interior floor plan of the space for lease.
If exact measurements are required one should remeasure for accuracy.

Montgomery County
Planning Department
ITI Division



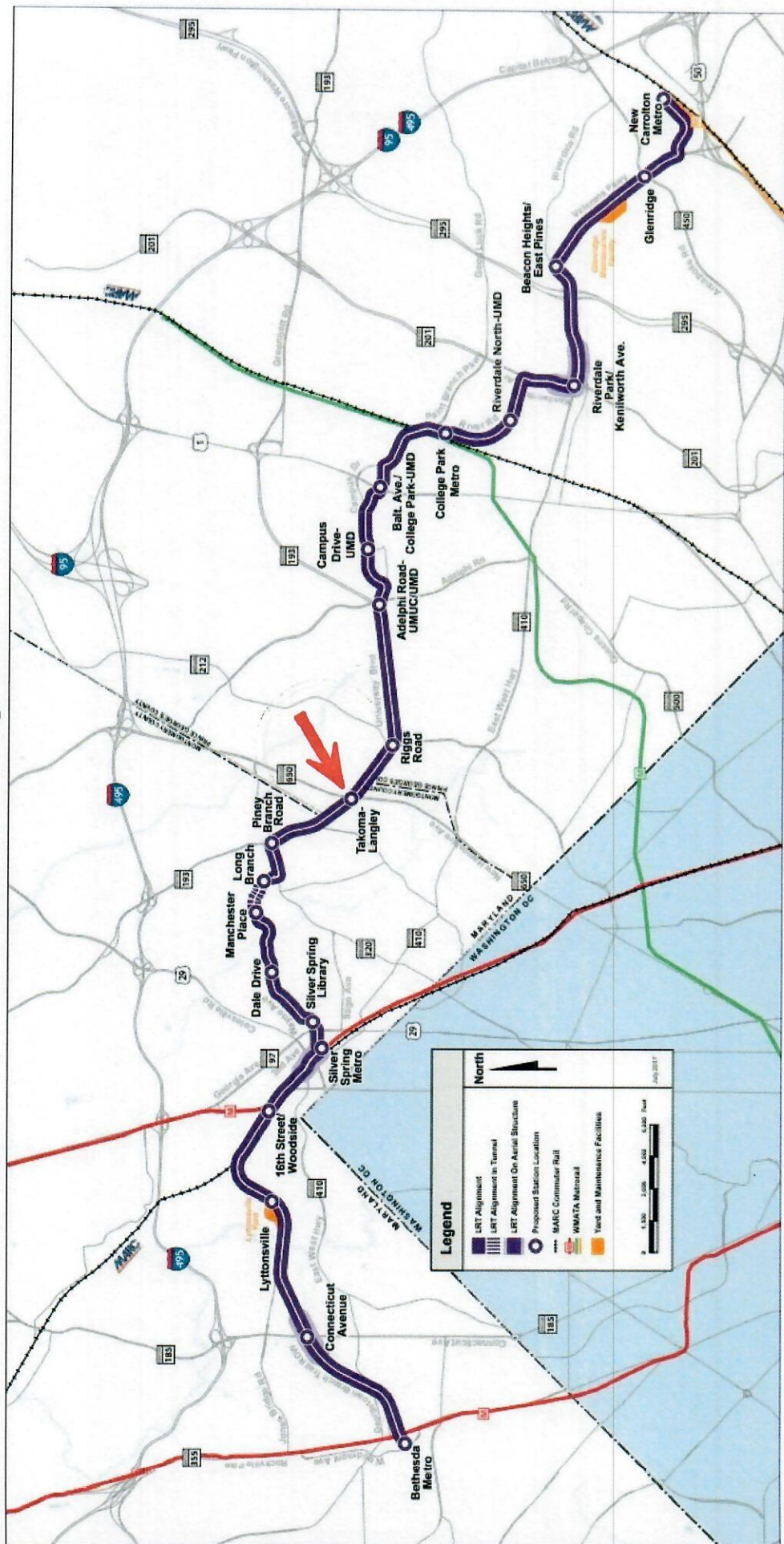
1 inch = 337 feet

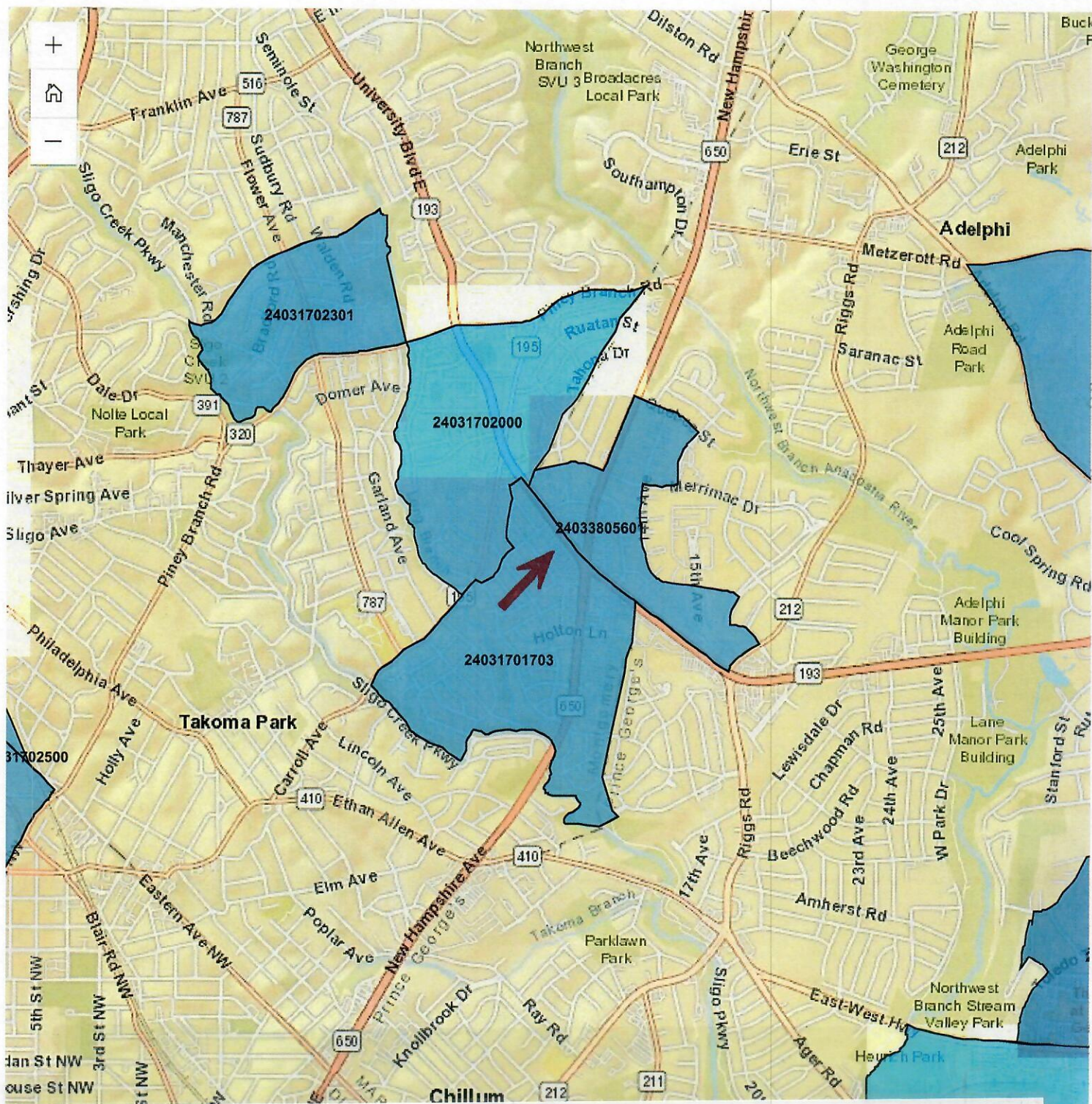
Account #	03174083	Parking District	N/A	Bike/Ped Priority Area	Takoma Langley Crossroads
Address	1017 E UNIVERSITY BLVD TAKOMA PARK, 20912	CBD	N/A	Urban Renewal Area	N/A
		Special Protection Area	N/A	Metro Station Policy Area	N/A
Zone	CRT-2.0 C-2.0 R-2.0 H-50	Urban District	N/A	Priority Funding Area	Yes
Overlay Zone	N/A	Enterprise Zone	Long Branch/Takoma Park	Septic Tier	Tier 1: Sewer existing
TDR Overlay Zone	N/A	Arts & Ent. District	N/A	Municipality	TAKOMA PARK
Landuse	Multifamily	Special Tax District	N/A	Master Plan	TAKOMA/LANGLEY
Parcel, Lot, Block	N/A, 31, 14	Legal Description	NEW HAMPSHIRE GARDENS	Historic Site/District	N/A
WSSC Grid	21ONE01			Water/Sewer Categories	W-1 / S-1



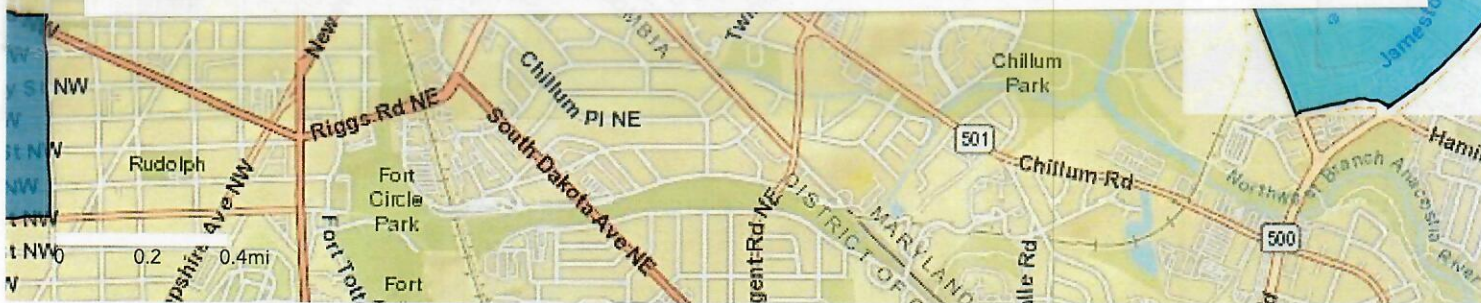
The Takoma-Langley Purple Line Metro Station will be located almost directly across the street from the subject property.

Purple Line Alignment





The highlighted **BLUE** areas are Opportunity Zones in Takoma Park. Investment in these areas can provide significant capital gains and other tax savings. Arrow shows approximate location of property



Traffic Count Report

1017 University Blvd E, Silver Spring, MD 20903

Building Type: Class C Office

Class: C

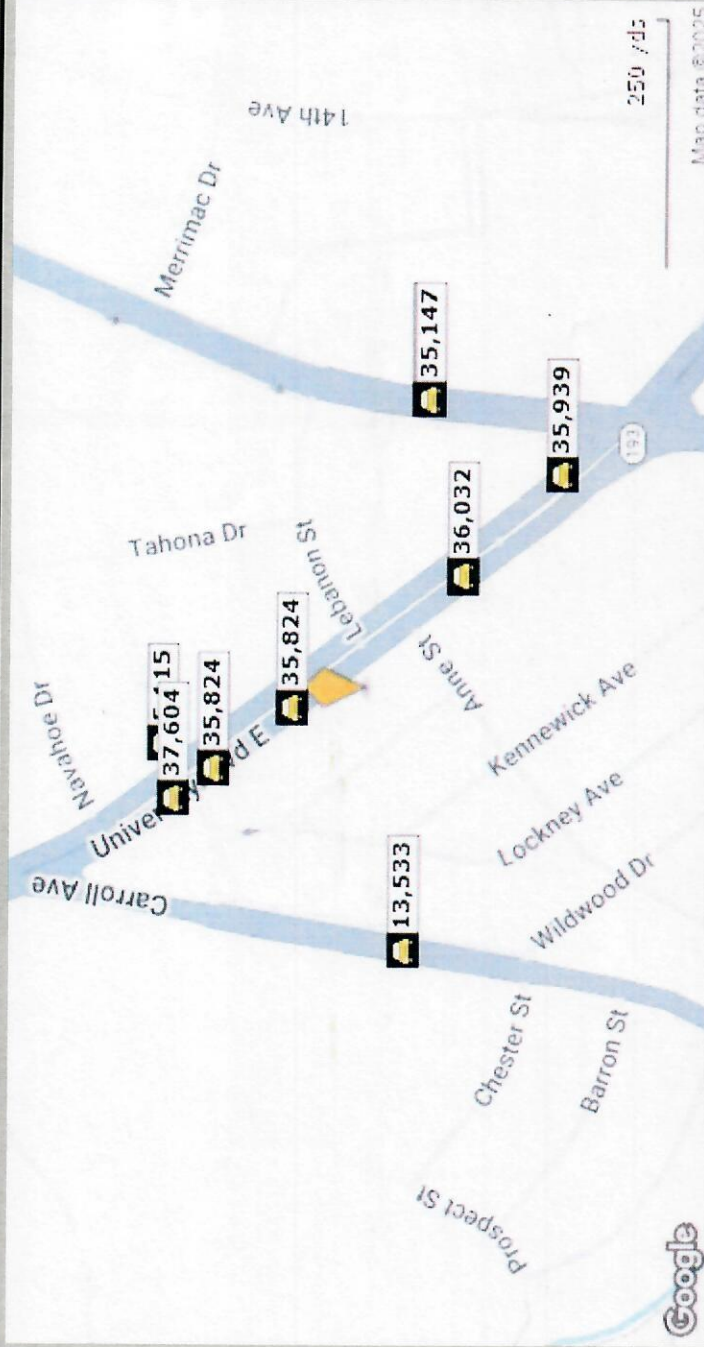
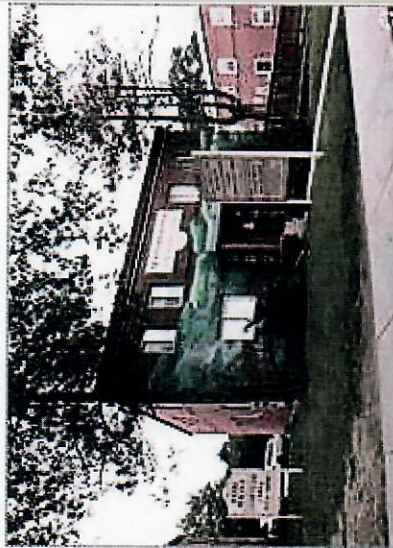
RBA: 3,360 SF

Typical Floor: 1,680 SF

Total Available: 840 SF

% Leased: 75%

Rent/SF/Yr: \$28.50



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 University Boulevard East	Anne St	0.00	2022	35,824	MPSI	.05
2 University Boulevard East	Anne St	0.04 NW	2022	35,621	MPSI	.08
3 University Boulevard East	Anne St	0.04 NW	2020	36,032	MPSI	.08
4 University Boulevard East	Anne St	0.00	2022	35,824	MPSI	.10
5 Merrimac Drive	Merrimac Dr	0.00	2022	5,115	MPSI	.12
6 University Blvd E	Merrimac Dr	0.02 S	2022	37,604	MPSI	.13
7 Carroll Ave	New Hampshire Ave	0.11 N	2022	13,533	MPSI	.15
8 University Blvd	Lebanon St	0.04 SE	2022	35,939	MPSI	.17
9 New Hampshire Ave	Lebanon St	0.06 N	2020	35,995	MPSI	.17
10 New Hampshire Ave	Lebanon St	0.06 N	2022	35,147	MPSI	.17

Demographic Summary Report

1017 University Blvd E, Silver Spring, MD 20903

Building Type: **Class C Office**
 Class: **C**
 RBA: **3,360 SF**
 Typical Floor: **1,680 SF**

Total Available: **840 SF**
 % Leased: **75%**
 Rent/SF/Yr: **\$28.50**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	42,951		237,744		538,551	
2024 Estimate	43,896		245,502		562,022	
2020 Census	45,701		254,083		589,371	
Growth 2024 - 2029	-2.15%		-3.16%		-4.18%	
Growth 2020 - 2024	-3.95%		-3.38%		-4.64%	
2024 Population by Hispanic Origin			26,880		84,011	
2024 Population			43,896		245,502	
White	6,667	15.19%	62,451	25.44%	166,618	29.65%
Black	9,079	20.68%	80,290	32.70%	182,379	32.45%
Am. Indian & Alaskan	1,153	2.63%	3,046	1.24%	5,905	1.05%
Asian	1,620	3.69%	13,892	5.66%	33,087	5.89%
Hawaiian & Pacific Island	15	0.03%	108	0.04%	314	0.06%
Other	25,362	57.78%	85,717	34.91%	173,719	30.91%
U.S. Armed Forces	10		157		1,009	
Households						
2029 Projection	13,010		83,797		195,356	
2024 Estimate	13,313		86,792		205,092	
2020 Census	13,972		90,029		216,432	
Growth 2024 - 2029	-2.28%		-3.45%		-4.75%	
Growth 2020 - 2024	-4.72%		-3.60%		-5.24%	
Owner Occupied	4,247	31.90%	36,263	41.78%	93,575	45.63%
Renter Occupied	9,066	68.10%	50,529	58.22%	111,517	54.37%
2024 Households by HH Income			13,310		86,793	
Income: <\$25,000	2,178	16.36%	12,192	14.05%	29,197	14.24%
Income: \$25,000 - \$50,000	3,326	24.99%	14,729	16.97%	29,471	14.37%
Income: \$50,000 - \$75,000	1,998	15.01%	13,047	15.03%	29,351	14.31%
Income: \$75,000 - \$100,000	1,899	14.27%	11,025	12.70%	24,870	12.13%
Income: \$100,000 - \$125,000	1,051	7.90%	9,260	10.67%	20,301	9.90%
Income: \$125,000 - \$150,000	847	6.36%	5,745	6.62%	14,440	7.04%
Income: \$150,000 - \$200,000	926	6.96%	8,533	9.83%	21,118	10.30%
Income: \$200,000+	1,085	8.15%	12,262	14.13%	36,345	17.72%
2024 Avg Household Income			\$88,544		\$110,899	
2024 Med Household Income			\$64,019		\$82,774	
					\$89,603	