



957 NATIONAL HIGHWAY

LAVALE, MARYLAND 21502

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two story medical office building with mezzanine
- Formerly multi-tenanted
- Elevator served
- Built in 2004, split block and pre-engineered metal facade
- Roof - Standing seam metal
- Large, coated steel pylon signage
- Excellent visibility and access fronting National Highway in LaVale
- Heat - Gas York forced air system
- Cooling - Electric York condensers
- Adjacent overflow parking lot included



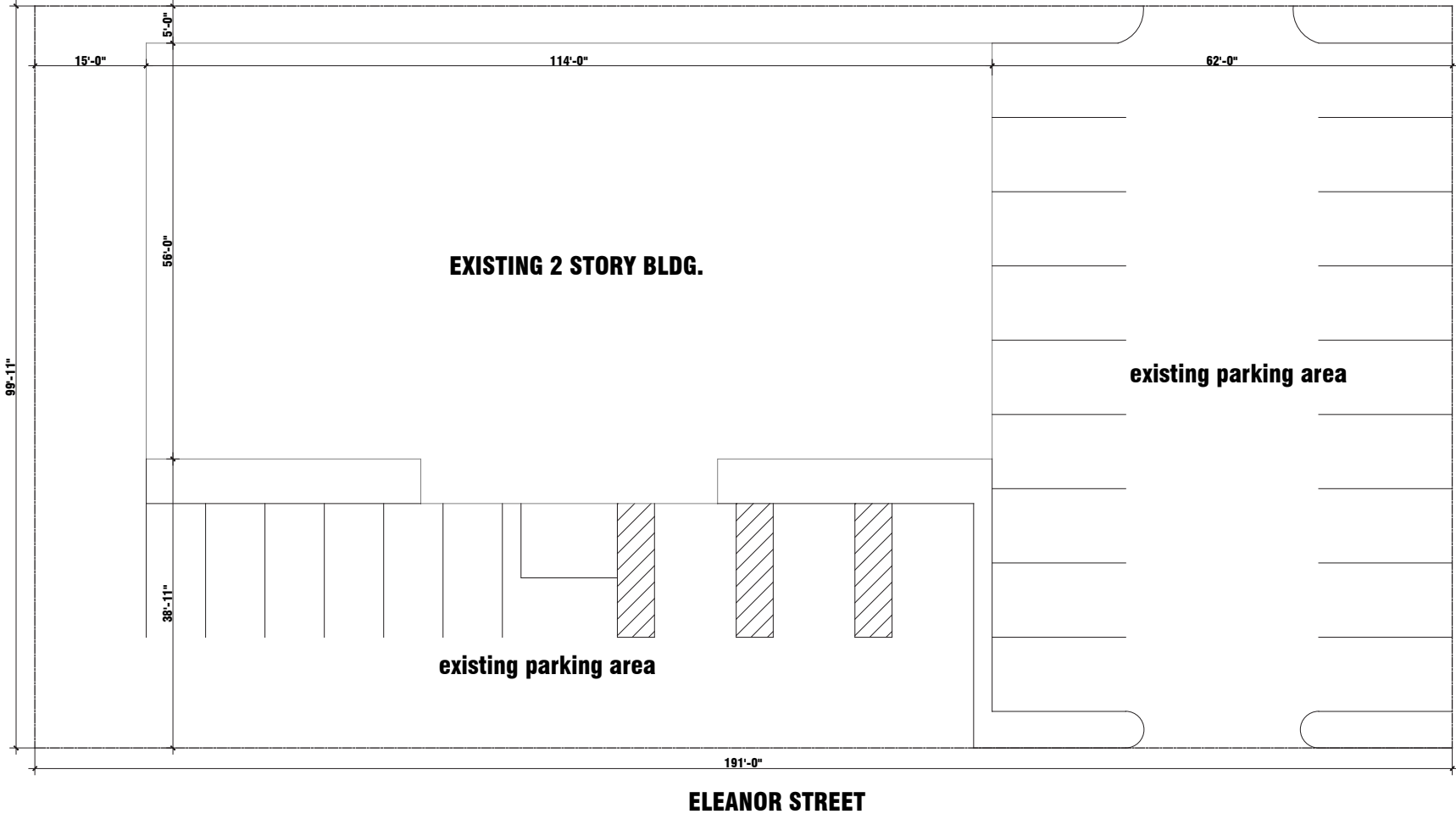
BUILDING SIZE:	13,248 SF ±
LOT SIZE:	0.75 ACRES ±
YEAR BUILT:	2004
TRAFFIC:	12,311 AADT (NATIONAL HIGHWAY)
PARKING:	2.56/1,000 SF
ZONING:	B1 (NEIGHBORHOOD COMMERCIAL)
SALE PRICE:	\$1,265,000



GOOGLE STREET VIEW



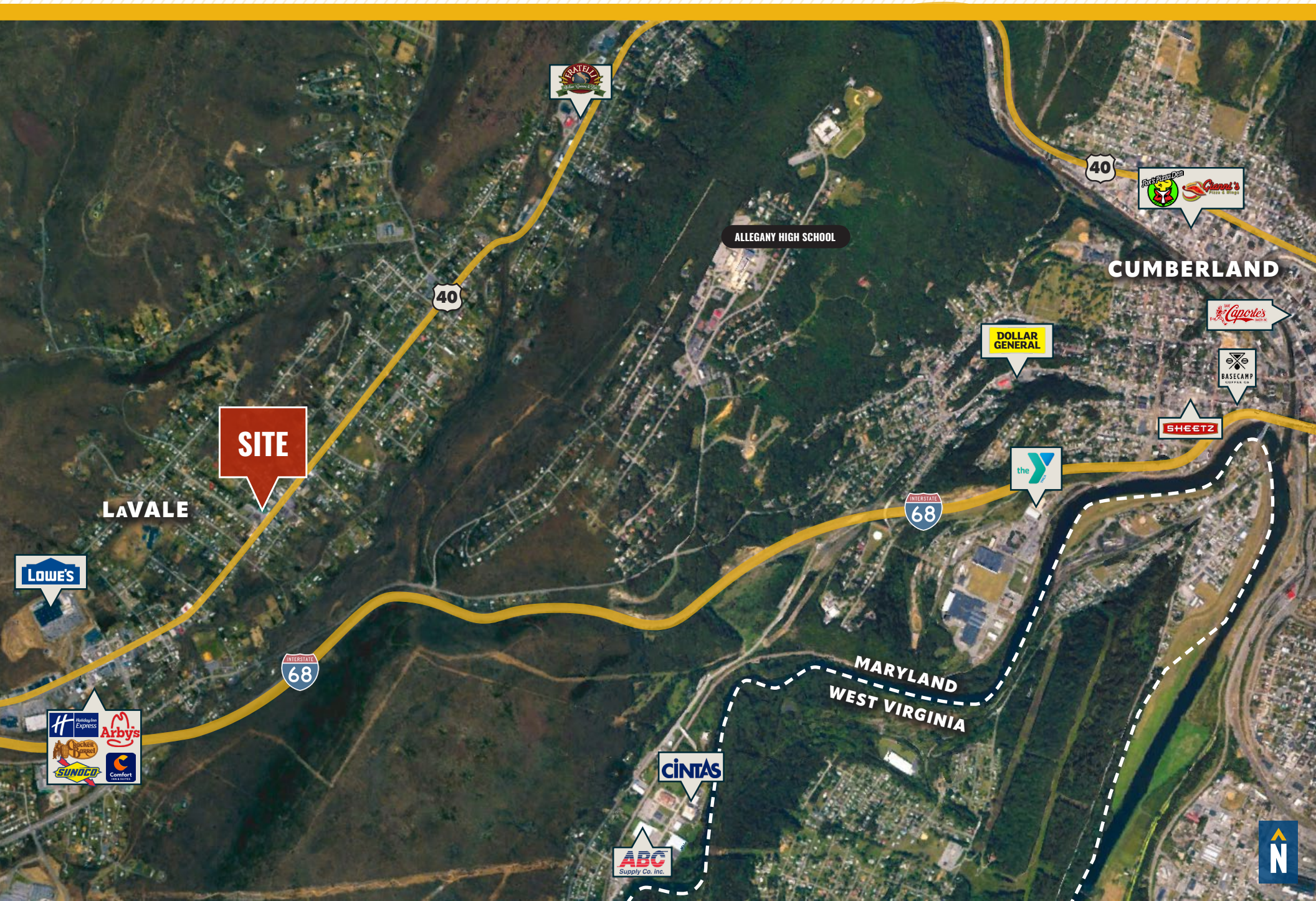
SITE PLAN



US RT. 40 NATIONAL HWY

TWO WAY STREET

MARKET AERIAL



MARKET AERIAL

SITE

LAVALE

ALLEGANY HIGH SCHOOL

CUMBERLAND

MARYLAND
WEST VIRGINIA

LOWE'S

Habitat for Express
Arby's
SUNOCO
Comfort

FRATELLI
Italian Gelato Shop

Fast Pizzeria
Gianni's
Pasta & Wings

DOLLAR GENERAL

Capone's

BASECAMP
CAMPFIRE

SHEETZ

the Y

CINTAS

ABC
Supply Co. Inc.



FOR MORE INFO **CONTACT:**



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