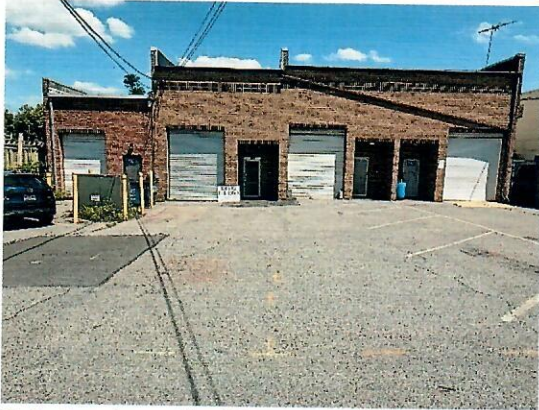


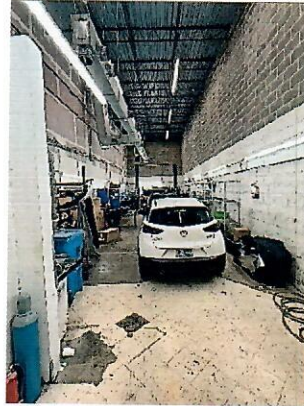


LARRY ROSEN

COMMERCIAL & INVESTMENT
REALTY ASSOCIATES, LLC



Exterior view of building and parking



Interior view of 5707 A



Interior view of 5709 A

6,170 S.F. - Industrial Building
INVESTMENT / USER BUILDING - FOR SALE
5707 - 5709 Arundel Ave., Rockville, Md. 20852

IMPROVEMENTS: 4 bay industrial building with each space measuring +/- 1,600 s.f. and surface parking in front of each unit. The improvements were built in 1982. 3 units are leased out and there is one space available for a new owner occupants use or the new owner can rent it out. The vacant unit is currently being used for the owner's storage but will be delivered vacant and broom clean. Each space has a garage door and 3' entrance door facing Arundel Ave. and a rear exit door. The three occupied spaces have +/- 22' high ceilings and the vacant space has an 11' drop ceiling that could be much higher by removing the ceiling grid. Each unit has its own bathroom(s), HVAC, utility meters and are generally fairly wide-open spaces.

2025 REAL ESTATE TAX: 5707 Arundel Ave. - \$7,573 5709 Arundel Ave. - \$7,466 \$15,039 total

SALES PRICE: \$1,325,000

LAND: 5707 Arundel Ave. - 4,800 s.f. 5709 Arundel Ave. - 4,800 s.f. 9,600 s.f. total

SIGNAGE: Tenant's can place signage on building facade.

ZONING: CR 2.0 with a 1.5 FAR for commercial and 2 FAR for residential uses and height of up to 145'. A wide variety of commercial office/medical, retail, vehicle sales-rental-repair, warehouse, religious, distribution and other uses are allowed in this zoning.

PARKING: There is parking in front of each space.

LOCATION: The property is located near the intersection of Twinbrook Parkway and Parklawn Drive. To access the property from Parklawn Drive turn onto Washington Avenue and make a right onto Arundel Ave. with the property on the right.

LEGAL DESCRIPTION: Montgomery County Tax Map GQ63, Block 12, Lot 4 & 5, Spring Lake Park Subdivision. Tax district 04 account # 00080706 & 00080717.

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 or withdrawal from the market without notice.

Celebrating 40 Plus Years!

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

9514 Starmont Road ■ Bethesda, MD 20817

Income & Expenses:

Potential Gross Rental Income:

| | |
|---|------------------|
| 5707 A - Gilli's Automotive | \$ 21,600 |
| 5707 B - Groove LLC | \$ 27,941 |
| 5709 A - Tops Of The Town | \$ 25,452 |
| 5709 B - VACANT (projecting \$17 p.s.f.)* | <u>\$ 27,200</u> |

Total Gross Income: \$102,193

2025 Full Year Owner Expenses:

| | |
|-----------------------|-----------|
| Repairs & Maintenance | \$ 2,000 |
| Building Insurance | \$ 9,680 |
| 2025 R.E.Taxes | \$ 15,039 |

Total Year Expenses \$26,719

Net Operating Income **\$75,474**

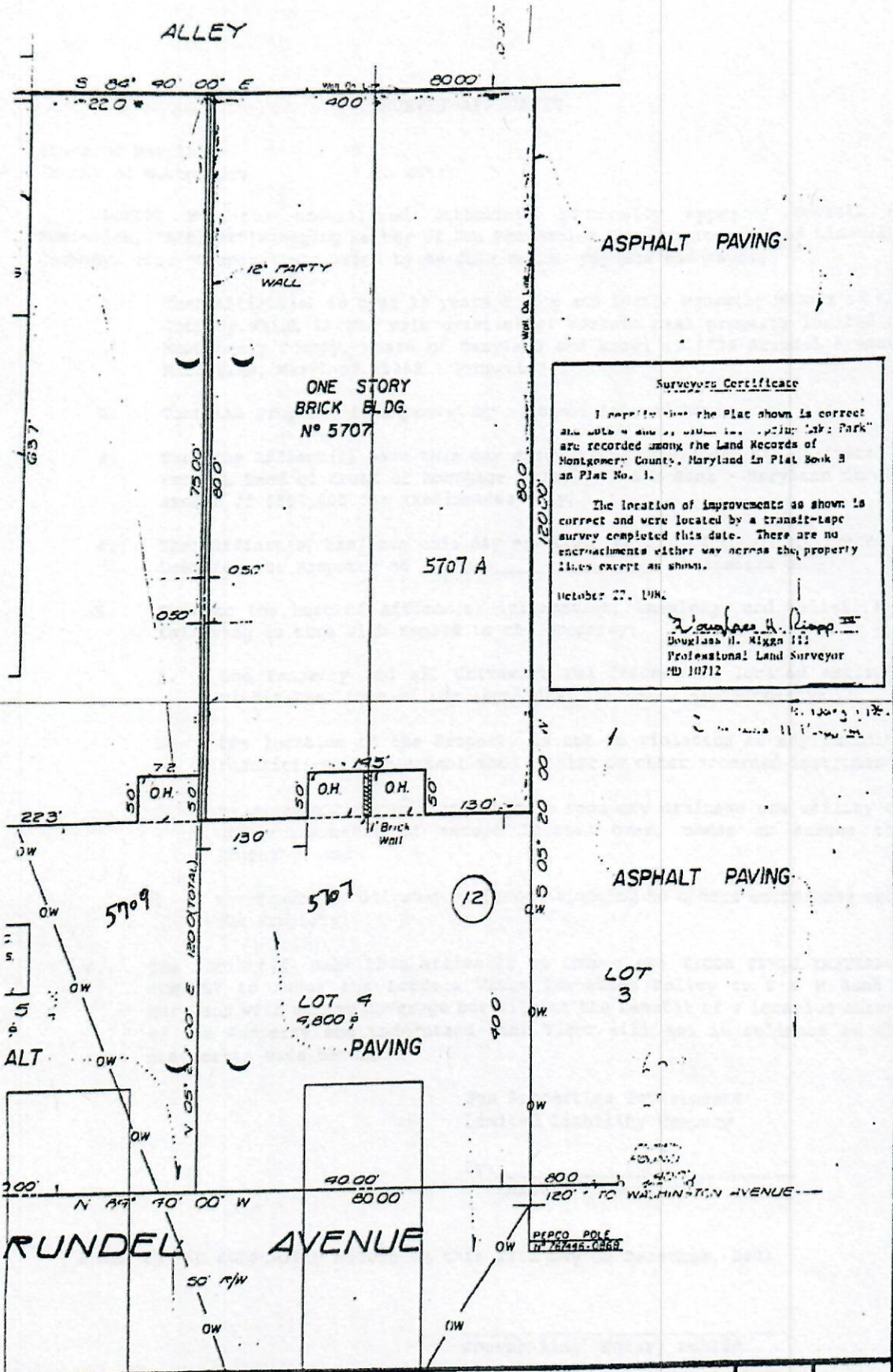
*Ideal space for owner occupant or one could lease out.

| Unit / Tenant/ Use RENT ROLL | Lease Commence ment | Lease Expiration / Option | 2026 Monthly / Yearly Rent / Increase / Rent P.S.F. | Square Feet / Security Deposit | Tenant Expenses | Landlord Expenses | Comments |
|---|---------------------------|--|--|---|---|---|--|
| 5707 A Arundel Ave. Rockville, Md. Gilli's Automotive | March 1,2026 | February 28, 2031 5-year option with 5% increases | \$1,800 / \$21,600 Flat \$13.50 p.s.f. | 1,600 sf / \$1,600 | Separately metered or submetered electric, gas & water cleaning & trash removal, liability insurance | R.E. Tax, structure, exterior walls and common areas | Tenant responsible for clearing snow if 2" or more falls, salt/sand application for entire lot |
| 5707 B Arundel Ave. Rockville, Md. Groove, LLC General Fitness, coaching, musical training and events. | March 1,2026 | 5-year lease expiring Feb. 28, 2031 / 5-year option to extend 5% bump yr. 1 than 3% annually thereafter | \$2,328.40 / \$27,940.80 3% annual increases after 2 nd year / \$17.46 p.s.f. | 1,600 sf / \$1,950 | Same as above | R.E. Tax, structure, exterior walls and common areas | Tenant 1 st right of refusal to lease adjacent space. |
| 5709 A Arundel Ave. Rockville Md. Tops Of The Town Manufacturing of cabinets and countertops | April 1, 2026 | March 31, 2029 3-year option to extend w/3% increases | \$2,121 / \$25,452 3% increased in year 3. \$15.90 p.s.f. | 1,600 sf / \$2,000 | Same as above | R.E. Tax, structure, exterior walls and common areas | |
| 5709-B Arundel Ave. Rockville, Md. Vacant | | | | 1,600 sf | | | |

Total Monthly/Annual Rent \$6,249 / \$74,993

*All Tenants responsible for their own trash removal and utilities.

6-23-26



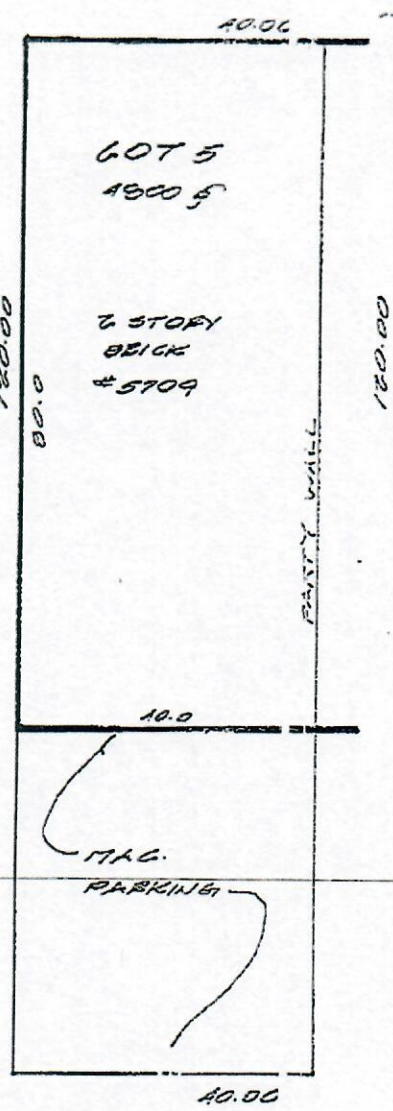
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Macris, Hendricks and Witmer P.A.
 Engineers - Surveyors

Columbia Area (301) 774-0664 670-2840

Suite 206
 15209 Frederick Road
 Rockville, MD. 20850
 (301) 340-8705

| | |
|-----------------------|--------------------|
| Designed | Drawn |
| Date Oct. 27, 1962 | Scale 1" = 100' |
| Job No. | Sheet |
| | of |



Property predates modern day zoning.

ARUNDEL AVENUE

No evidence of property corners was found. Apparent occupation is shown.

Date: 03-10-98 Scale: 1" = 20'
 Plat Book: 1
 Plat No.: 63
 Work Order: 98-1713
 Address: 5709 ARUNDEL AVENUE
 District: 4
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Steph J. Beardsfield

**LOCATION DRAWING
 LOT 5 BLOCK 12
 SPRING LAKE PARK**

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat 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 refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400