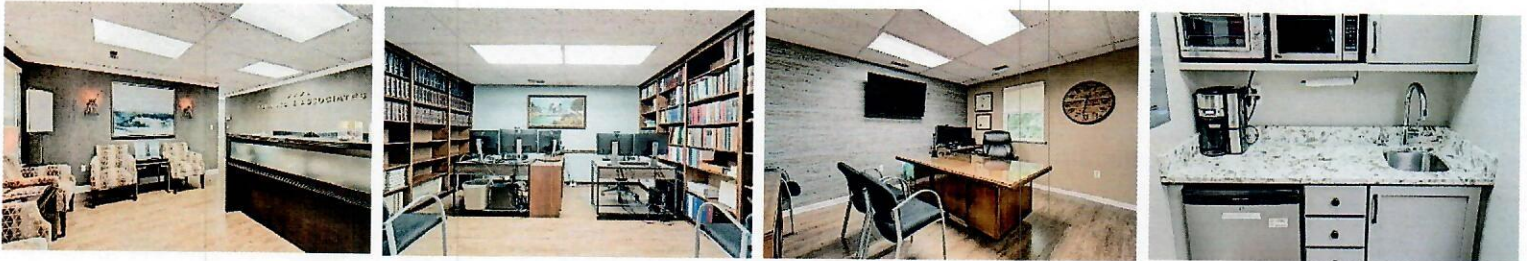




Commercial & Investment
Realty Associates, LLC

OFFICE CONDO - For SALE or LEASE



1,468 sq. ft. unit, includes 4 parking spaces 11303 Amherst Ave. Unit 3, Wheaton

IMPROVEMENTS: This 2nd floor unit, originally built in 1985, has a very efficient & modern layout and good natural light from the front and back windows. This unit is divided up into 6 offices, large conference room with built in shelving, reception-waiting room, kitchenette with sink and refrigerator, occupant controlled HVAC with gas heat and electric A/C and 2 half bathrooms. The space has a very attractive appearance!

This unit is a part of a 4-unit office condominium project. The building was built with masonry, brick and block. Occupant is allowed signage on the directory signs located as you enter the complex near the stairway along with a sign on the unit door. Space is ready for occupancy.

ZONING: CRN (Commercial Residential Neighborhood) zoning permits a wide variety of office, service, retail, medical uses and others.

PARKING SPACES: 4 on site parking spaces are reserved for this unit. The County Metro garage is across the street and metered spaces are along Amherst Ave. as well.

SALE / LEASE PRICE: \$439,000 for sale
\$22 p.s.f. or \$2,695 per month plus utilities/cleaning for lease.

FREE FURNITURE: The pictures above are from when the owner was occupying the space. However, the following furniture is available for tenants use or can convey to a new owner. 7 desks, 2 credenzas, 3 bookshelves, 5 file cabinets, stationary and rolling chairs, rolling tables and more.

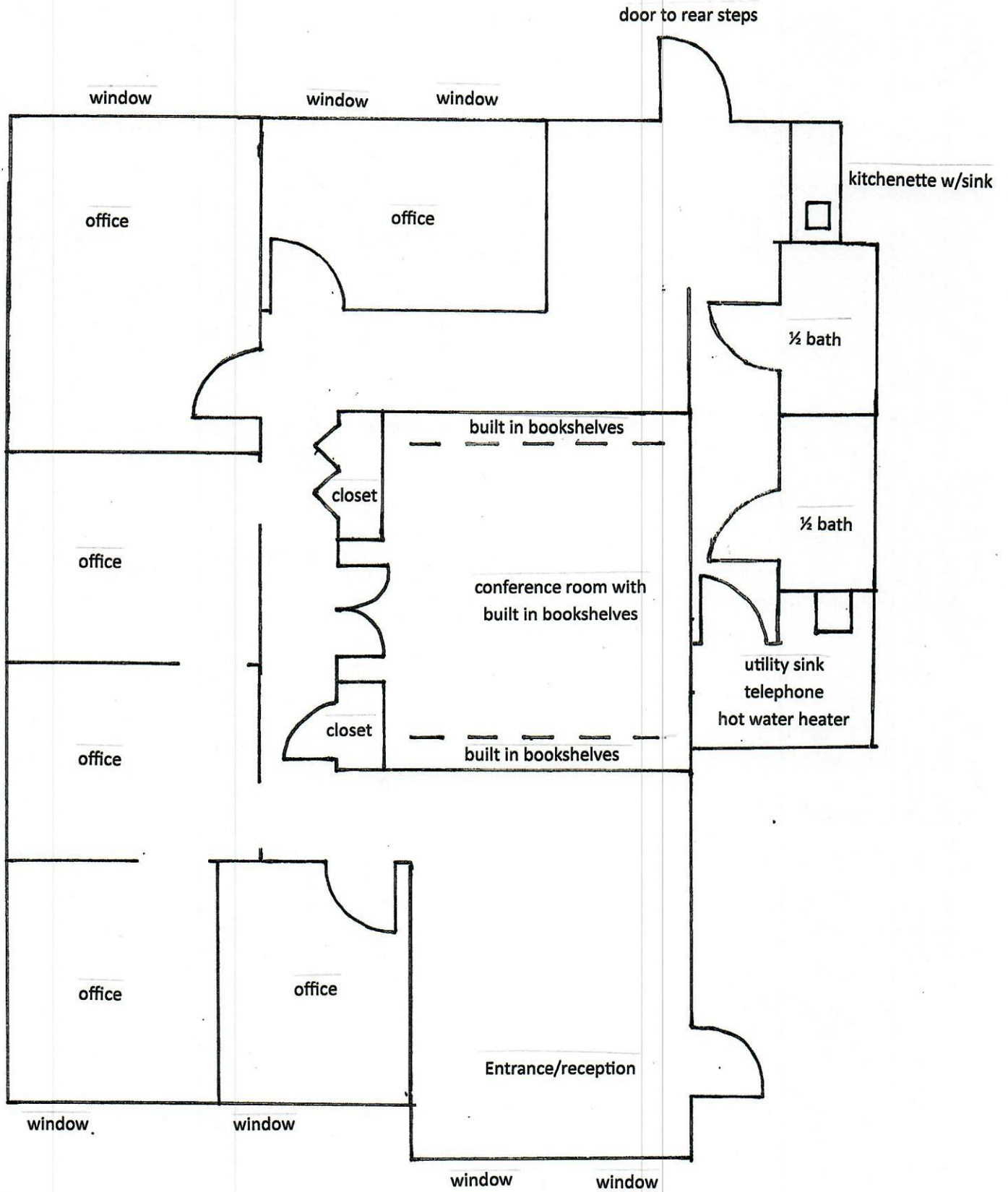
CONDO FEE/TAX: In the event of a sale, the monthly condominium fee is +/- \$200. This covers the water, trash, management, grounds, maintenance, snow removal etc. 2025 real estate tax is \$4,600 for unit & parking spaces.

WHEATON METRO STATION / SAFEWAY: The property is only 2 short blocks from the Wheaton Metro Station and Safeway Grocery store.

LOCATION: The property is located in Wheaton, Md. between University Blvd. and Georgia Ave. While driving east on University Blvd. the easiest way to drive to the property is to make a right on Amherst Ave. at the traffic light and the property is on the left.

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.

11303 Amherst Avenue, Suite 3, Wheaton, Md. 20902



This is an approximate interior sketch of the condo unit for sale or lease. It exact measurements are needed one should remeasure for accuracy.

