

FOR SALE

11701 LIVINGSTON RD, SUITE 202,  
FORT WASHINGTON, MD



3D Tour!

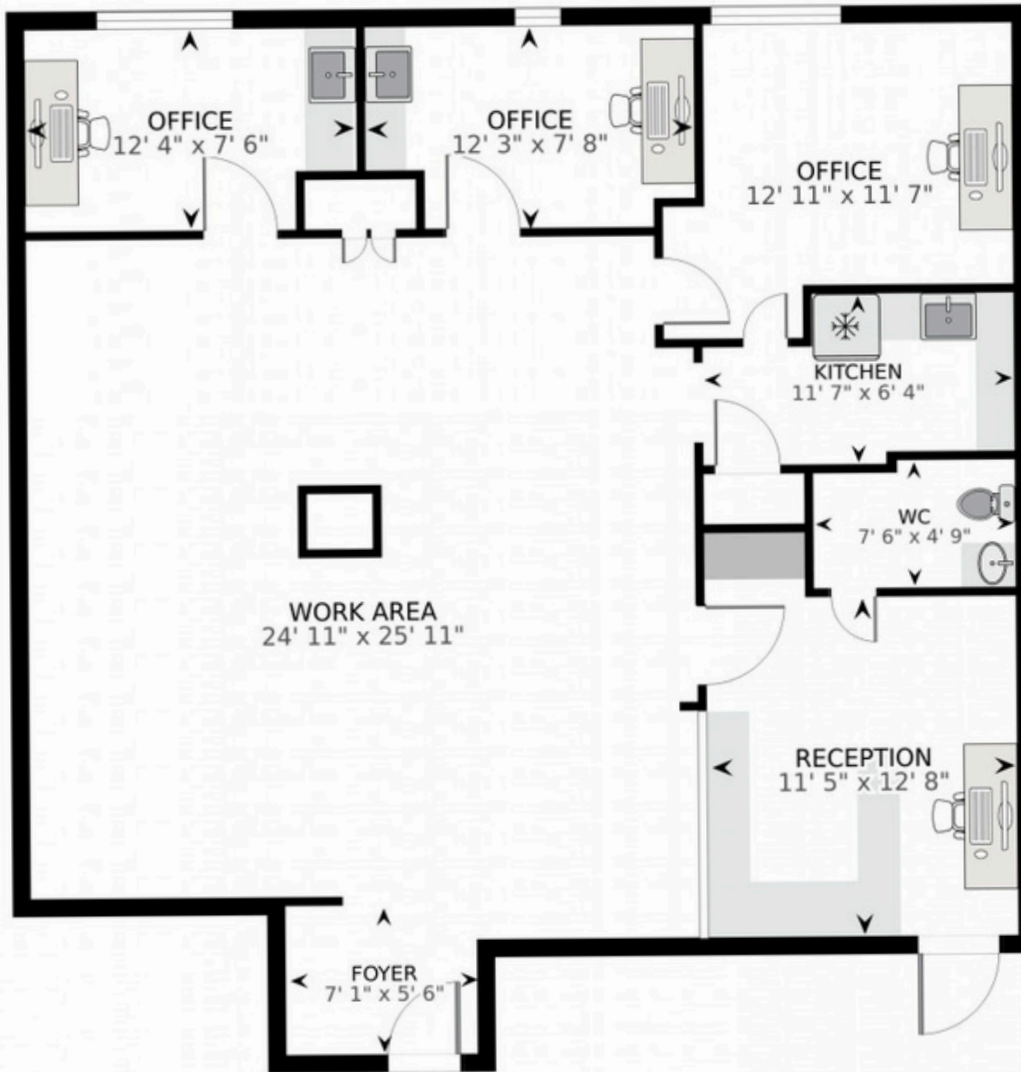


## AVAILABLE TERMS

- Investment Opportunity
- Existing Tenant in Place
- \$450,000
- Available now

[CLICK FOR 3D TOUR](#)

## FLOOR PLAN



- 3 Treatment Rooms/Offices
- 2 Means of egress
- 1 Large work area
- 1 Bathroom
- 1 Kitchen
- 1 Reception

<https://homevisit.view.property/public/vtour/display/2390178?a=1#!/>

FOR MORE INFORMATION PLEASE CONTACT

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EVA SATRE

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## SALE HIGHLIGHTS

- Established Medical Tenant
  - Occupied by Innovative Physical Therapy since 2019
- Portfolio Acquisition Opportunity
  - Available individually or together with Suite 302/303
- Immediate Cash Flow
  - Existing tenancy provides in-place income from day one
- Institutional Healthcare Presence
  - Anchored by Adventist HealthCare, one of the Washington region's largest healthcare systems
- Located within a medical office building, benefiting from proximity to hospital services, physicians, and patient referrals
- Directly connected to Adventist HealthCare Fort Washington Medical Center
- Excellent Accessibility
  - Conveniently located along Livingston Rd with easy access to MD-210 (Indian Head Highway), National Harbor, and the Capital Beltway

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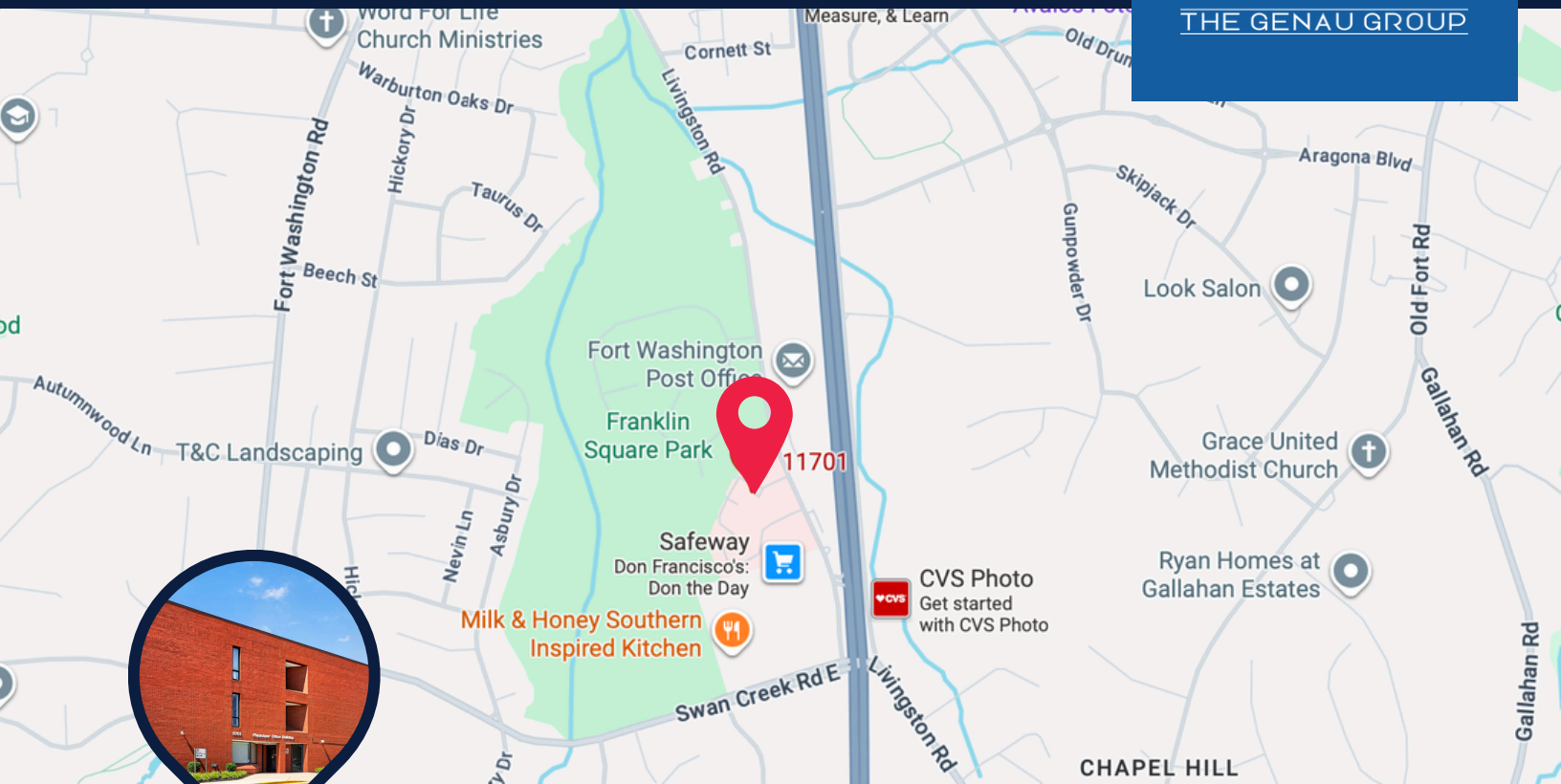
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## NEARBY AMENITIES

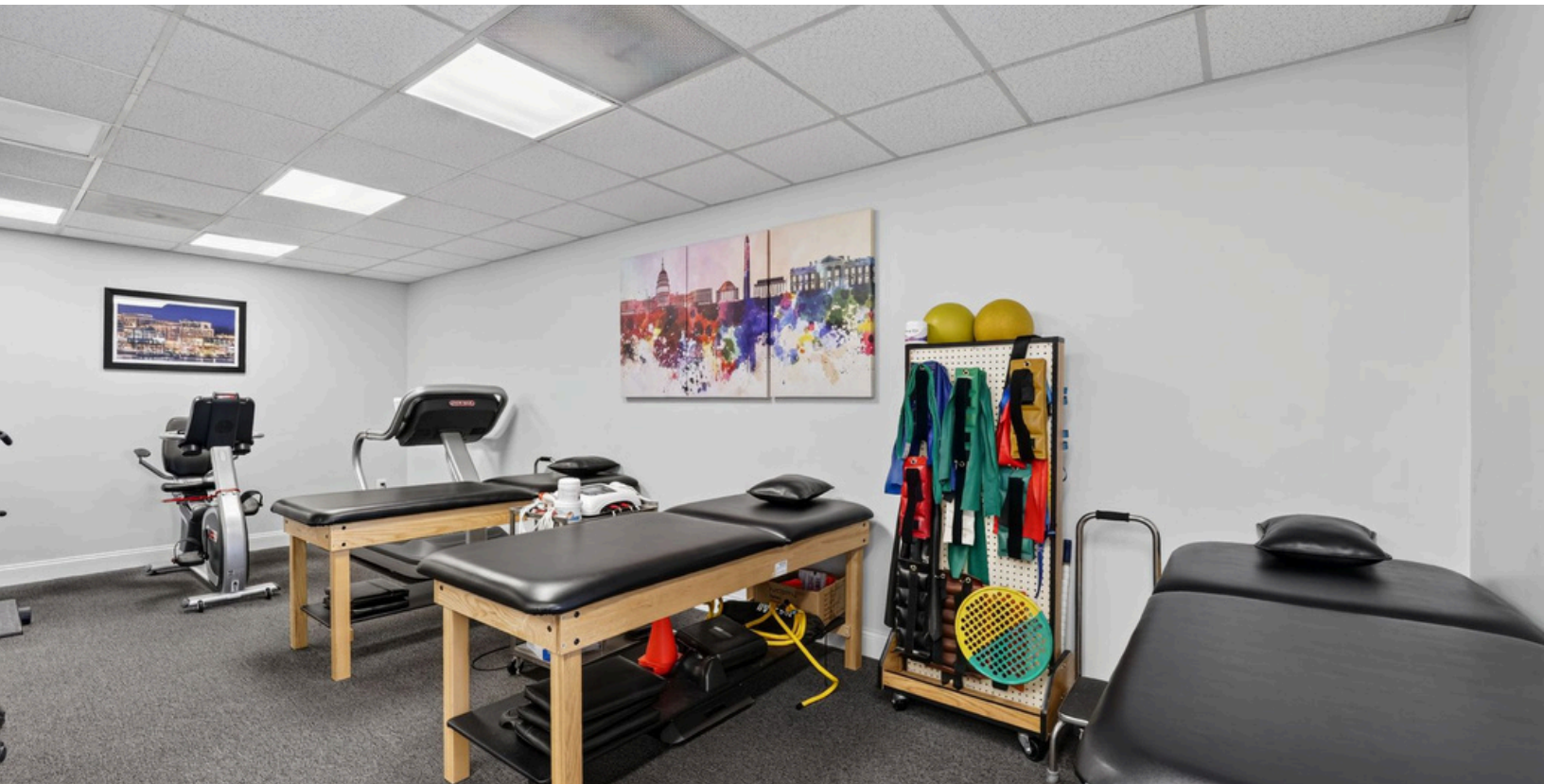


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<b>PARKING</b>	200 available (surface)
<b>BIKE SCORE</b>	Somewhat Bikeable (43)
<b>AIRPORT</b>	30 minute drive to Ronald Reagan Washington National 64 minute drive to Washington Dulles International

The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

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PLEASE **CONTACT** THE LISTING TEAM FOR INFORMATION



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