



# LAND & COMMERCIAL, INC.

Serving Maryland's Real Estate Needs Since 1974

**FOR SALE**  
**2.33 Acres Inside Beltway**  
**IE Zoned**  
**Offered At \$2,300,000**

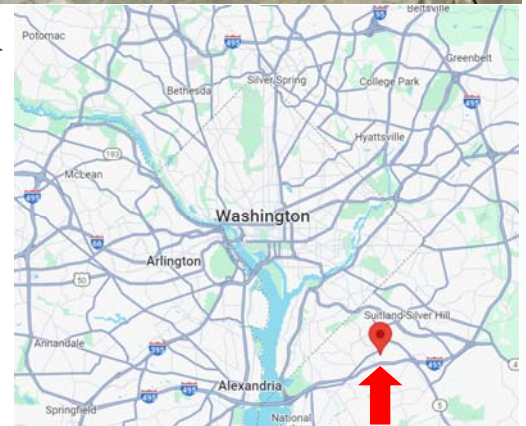


## 4743 Clifton Rd & 4630 St Barnabas Rd

Temple Hills, MD 20748

### Property Information:

- ◆ 2 Parcels being sold together: Totaling 2.33 acres
- ◆ Zoned IE: Industrial, Employment allows for MANY uses, including vehicular sales & repairs
- ◆ Tax Accounts 0493734 and 0649590
- ◆ Located inside I95/495, approximately 2 miles from the Beltway
- ◆ 6,720 SF Building on the Clifton Rd parcel, with water and sewer service
- ◆ Both properties are currently being used to store 300 cars. The Sellers will need 6 months to remove all vehicular inventory.
- ◆ 1 drive in door in operation, 2 additional loading dock doors would be available.
- ◆ Highly desired zoning— rarely available!



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Note: The information contained within this publication has been obtained from sources believed reliable. While we believe it is accurate, we make no guarantees, warranties or representations as to its accuracy.



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## Entry View



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## Assessory Building



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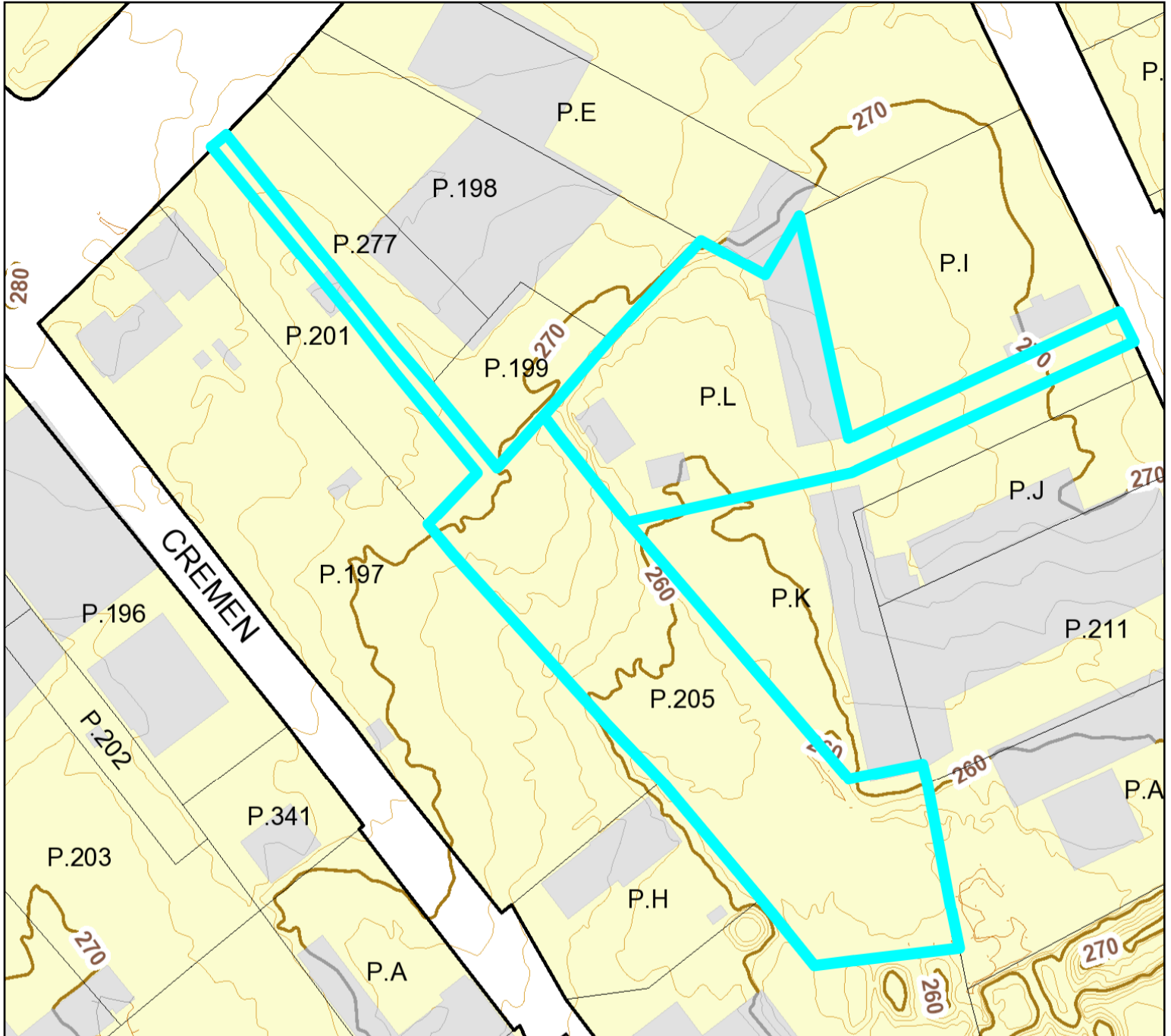
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## Topographic View



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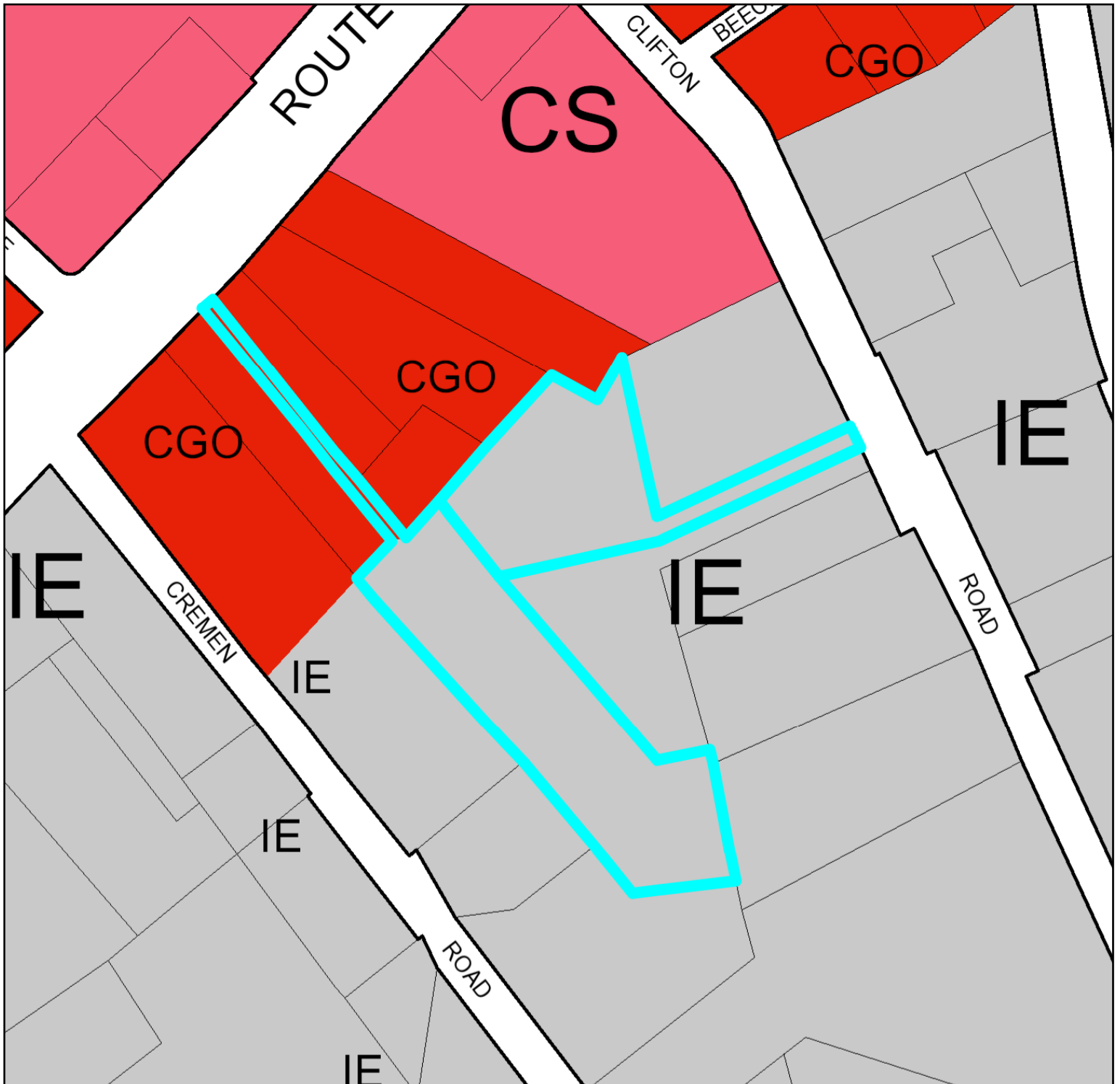
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## Zoning



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