

1308 Business Center Way, Edgewood, MD 21040

INVESTMENT PROPERTY FOR SALE - PROFESSIONAL OFFICE BUILDING



SALE PRICE: 1,700,000.00



Property Highlights:

- **Excellent Location with close proximity US Route 40 (Pulaski Highway) and Interstate 95**
- **Building Size: 6,875 SF**
- **Year Built: 1991**
- **Zoned: Commercial C1**
- **Fully Leased: 3 Suites**
- **Gross Income: \$120,000.00/YR**
- **Parking: 80 spaces in lot**
- **Current Use: medical space with waiting room, receptionist station and multiple exam rooms.**
- **Traffic Count: Route 40 - approx. 27,700 daily**
- **Immediate Availability**

DEMOGRAPHICS:

Population	2 MILE	5 MILE
2024 Total Population:	22,746	95,751
Pop. Growth 2024-2029:	0.6%	0.5%
Average Age:	35.7	39.8

Households

2024 Total Households:	8,319	35,732
Median Household Income:	\$66,572	\$91,897
Avg. Household Size:	2.6	2.6

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DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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Location Aerial



Surrounding Area Aerial



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