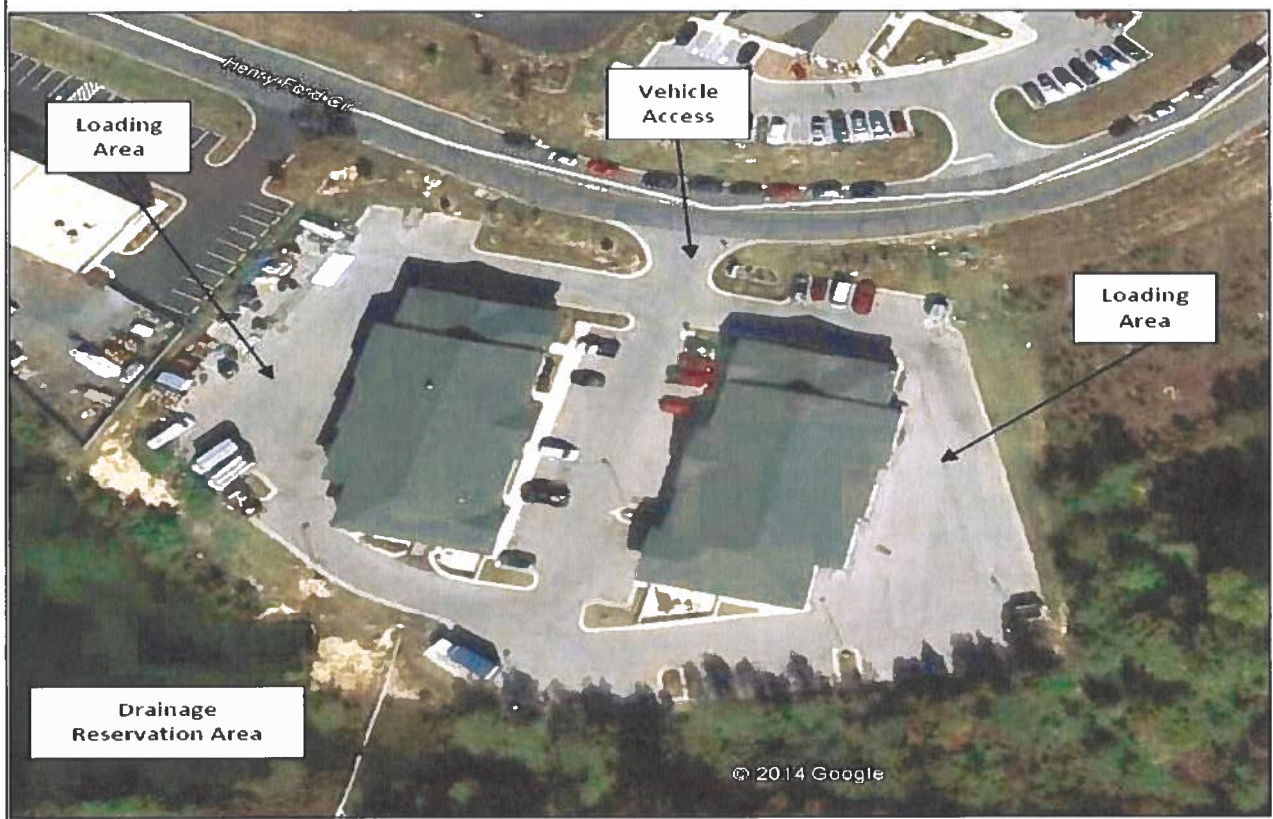


FOR SALE

23 & 25 HENRY FORD CIRCLE,
WALDORF, MD
\$3,900,000



Two (+/-) 10,000 square feet - Total (+/-) 20,000 square feet of Office/Flex Space available in Industrial Park. Fully Leased. Net Annual Rent Income \$284,126, CAP RATE 7.25%. Fantastic Space and Location.

For More
Information

Please Contact:

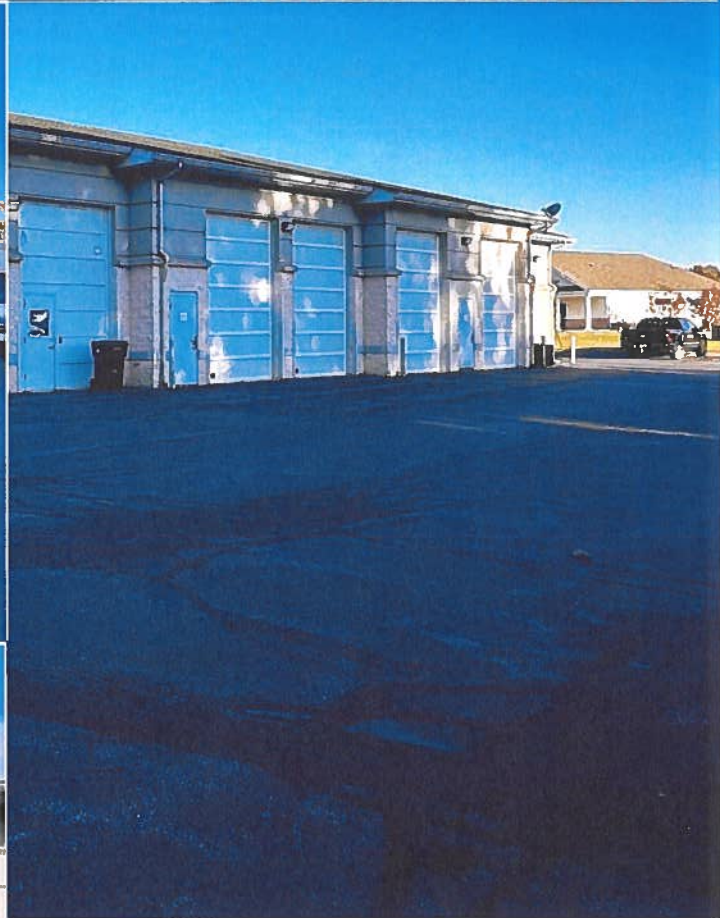
Joe Wustner

joewustner@verizon.net

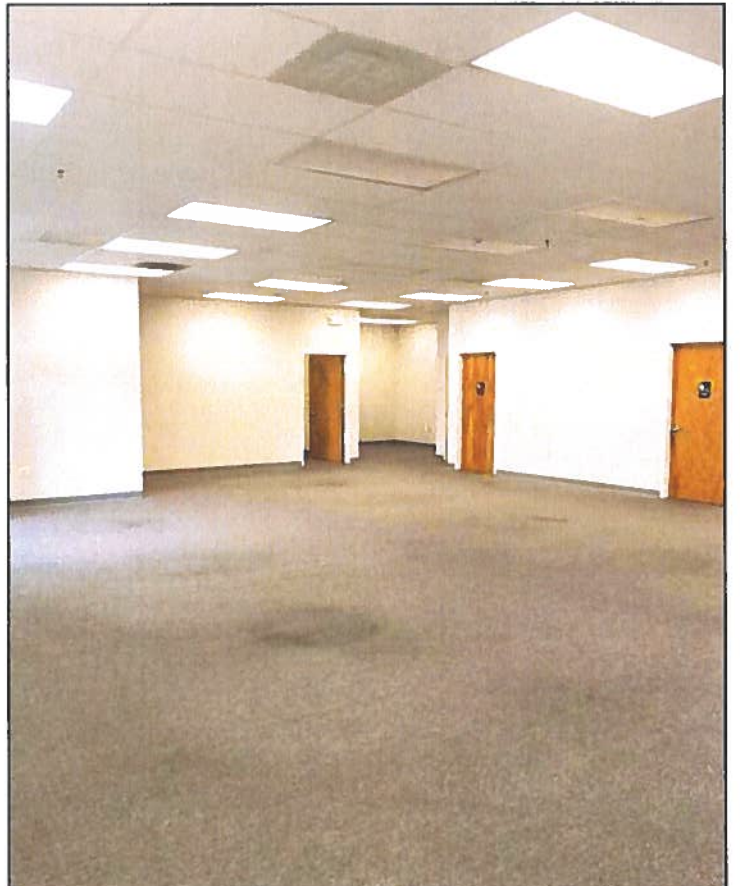
(301) 752- 5550 Cell - (443) 295-6123 Broker

9405 Chesapeake Street, La Plata, MD 20646

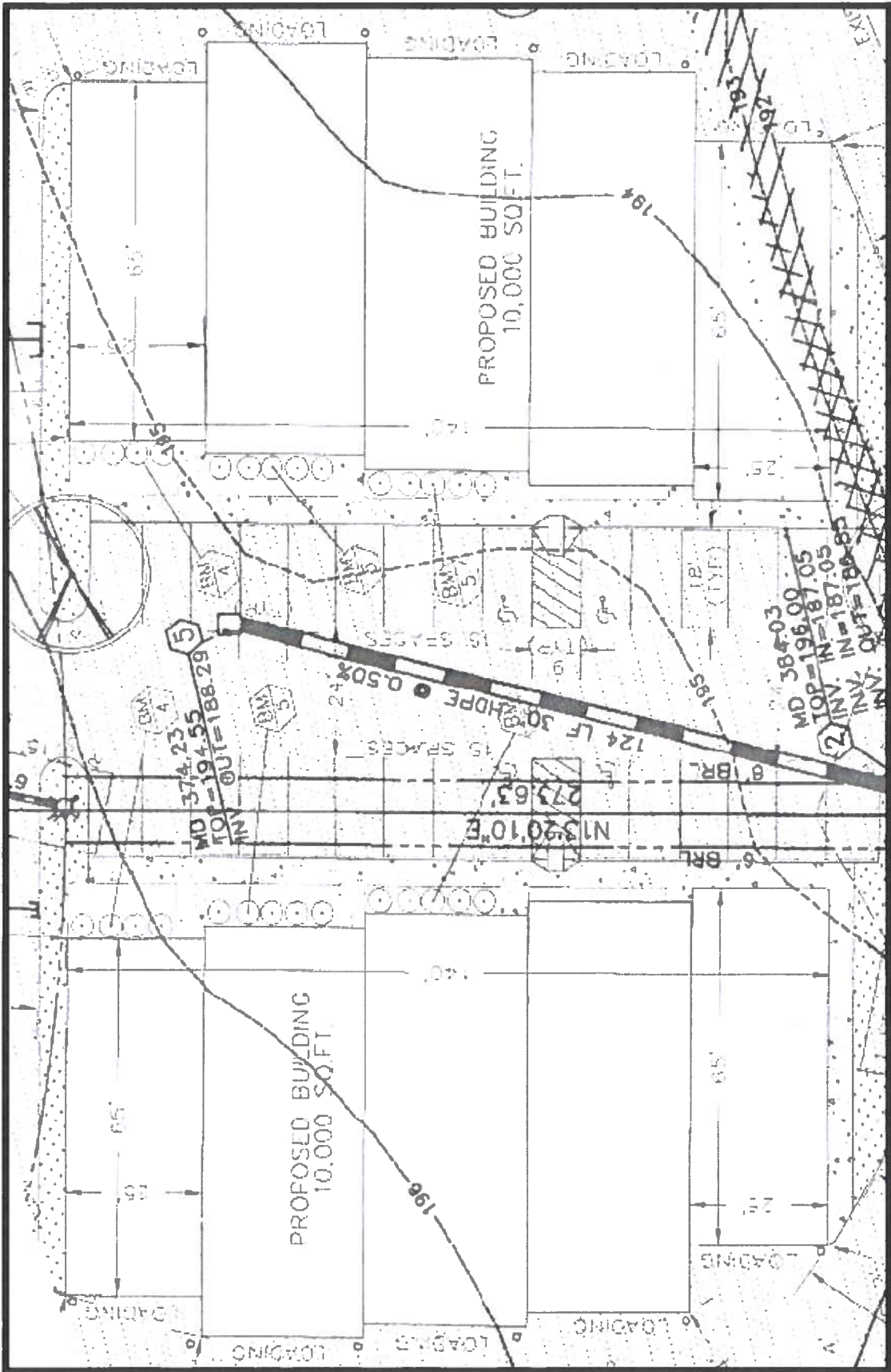




RE/MAX
COMMERCIAL







BUILDING PLAN

ALLSTATE MANAGEMENT, LLC
 25A HENRY FORD CIRCLE
 WALDORF, MD 20602

OCCUPANCY		UNIT	CURRENT	NEW RENT RATE	LEASE ENDING AT
Tristate Contractors	25 AB	4,933.00			
United Air Temp Company	25C	3,983.42			4/30/2025
Nonstop Auto Service	25DE	4,822.92	2% Base rent annual increase		2/28/2028
Vesper Holding	23AB	5,487.78	3% Base rent annual increase		6/30/2026
Soteria Christian Center	23CB	<u>8,531.25</u>	3% Base rent annual increase		6/30/2027
		\$27,758.37			
ANNUAL RENT INCOME		\$333,100.37			
NET ANNUAL RENT INCOME		<u>\$284,126.00</u>			

7.25% CAP RATE – FULLY LEASED

ALLSTATE MANAGEMENT, LLC
 25A HENRY FORD CIRCLE
 WALDORF, MD 20602

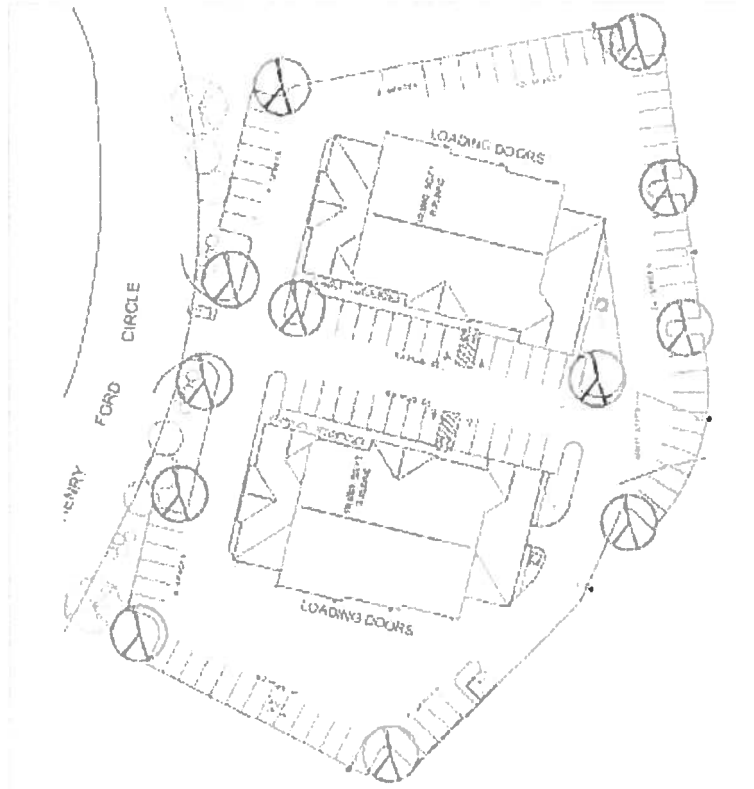
YEAR

Expenses	October	November	December
Assoc Fee			
Electric	139.20	169.21	175.21
	157.34	182.36	192.37
Landscaping	520.00	520.00	520.00
Outside Service			
Property Insurance			
Property Tax			
Snow Removal			
Water		272.37	
		1,395.56	

Total Expenses | 816.54 2,539.50 887.58

Total Expenses |

23 Henry Ford Cir - Henry Ford Business Center





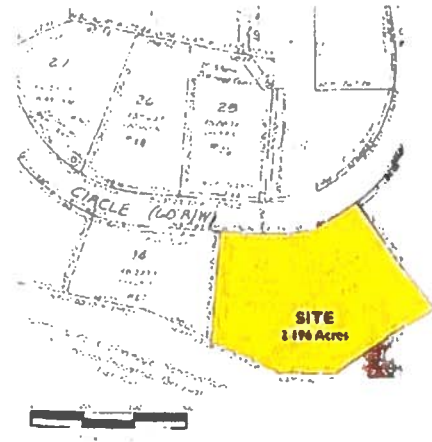
Building Photo



Building Photo



Site Plan



Plat Map