

# OFFERING MEMORANDUM

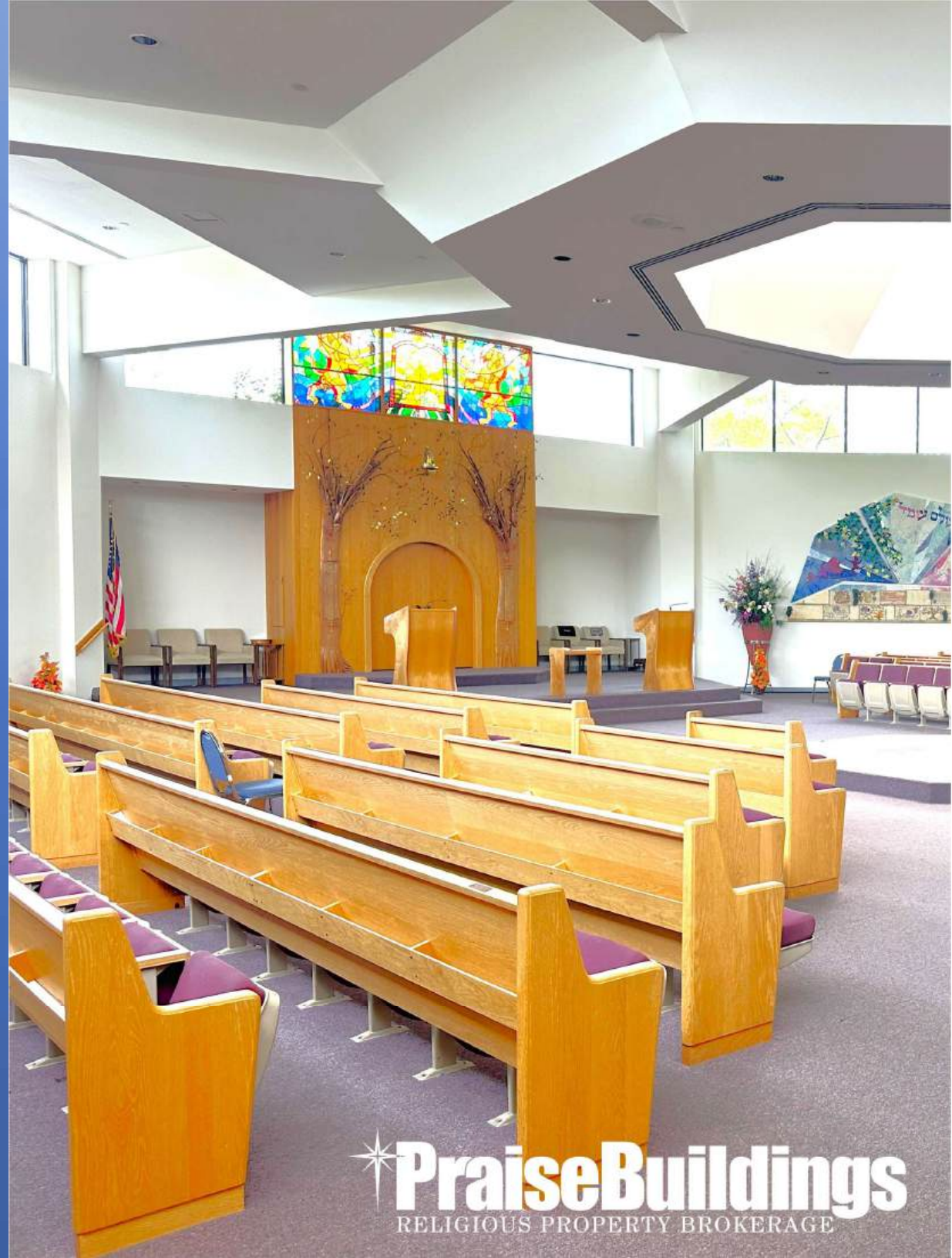
9915  
Apple Ridge Road  
Montgomery Village, MD 20886

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Large religious complex  
with social hall, commercial  
kitchen, classrooms, & offices  
in Montgomery County

Contact broker:

Barb Bindon I | 202.492.4666 | [Barb@PraiseBuildings.com](mailto:Barb@PraiseBuildings.com)



 **PraiseBuildings**  
RELIGIOUS PROPERTY BROKERAGE

## Executive Summary

### A rare opportunity to own a large religious complex in Montgomery County | Offered at \$4,500,000

The Kehilat Shalom synagogue was constructed in two phases. The first phase, built in 1980, offers an attractive porte cochere entrance, with security doors opening into a bright lobby, flanked by decorative windows onto the reception desk and administrative offices. Also included is a spacious office ideal for leadership, and a large multi-purpose space with a room divider, currently configured as a chapel and conference room. Through the lobby is the social hall, kitchen, library, three classrooms, and restrooms. High ceilings and custom clerestory windows make the social hall a unique and attractive space for ministry and celebration. The fully-outfitted commercial kitchen can handle food prep for large functions, and includes a gas range, convection oven, plenty of preparation surface, and grease trap (the dishwasher requires repairs). There is also a loading dock with electrical hook-up for catering trucks.

Phase two of the complex, built in 1991, comprises 9270 SF and offers a spacious sanctuary, gift shop (currently used for storage), a multi-purpose space, and a large storage room. What makes this worship space extraordinary is its expandability. The sanctuary, as currently configured, seats 385 in stadium-style seating. To expand the sanctuary for another 183 seats, simply collapse the first room divider. To add another 402 seats, collapse the second divider. At the height of its use, the sanctuary was expanded to seat nearly 1000.

## Property Highlights

- Price: \$4.5mil | \$244psf.
- Size: ±18,423 SF | Acreage: ±3-acre lot.
- Zoning: R-200.
- Parking: striped for 98 vehicles. (NB: there is a parking easement for 19 spots used weekdays by the childcare next door.)
- Frontage: 266 feet on Apple Ridge Rd.
- Foundation: concrete on slab.
- HVAC: electric forced air heat/AC; supplemental window units. (Two roof units non-operational.)
- Flat roof: TPO with recent repairs and newer EPDM replacement.
- Shingle roof: 3-tab shingle roof replaced in May.
- Electric: four 400-amp panels and one 225-amp panel.
- Fire suppression: sprinkler system.
- Security: state of the art system conveys with the sale.
- Taxes: exempt religious; water quality protection, and solid waste.
- Tenants are on a month-to-month basis.

## Sample Mortgage Terms

- Sale price: \$4,500,000
- 25% down: \$1,125,000
- Loan amount: \$3,375,000
- Interest rate: 6%
- Amortization: 20 years

**Monthly payment of \$24,180**

\*\* These figures are for illustrative purposes only. Your lender may offer different terms.

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6	Term Sheet

## Offering Terms and Conditions

- Deadline to submit offers: **July 27, 2025, 5pm EST.**
- Offer format: term sheet; see section 6 of this memorandum or download from property listing on PraiseBuildings.com.
- Rentback: seller desires a rent-back of the sanctuary on Saturdays.
- Property condition: as is, where is.
- Commission: 2% to buyer broker; must be present on tour.
- Property documents: additional information is available. Contact broker for non-disclosure agreement.

**Please submit term sheets with proof of financial wherewithal to:**

**Barb Bindon | 202.492.4666 | [Barb@PraiseBuildings.com](mailto:Barb@PraiseBuildings.com)**

## Tours

Tour appointments are severely restricted by tenant activities: no weekend tours are available. To ensure your ability to view the property, please register for a timed open house appointment.

**First timed open house: Monday, June 9 | 4p to 7p.**

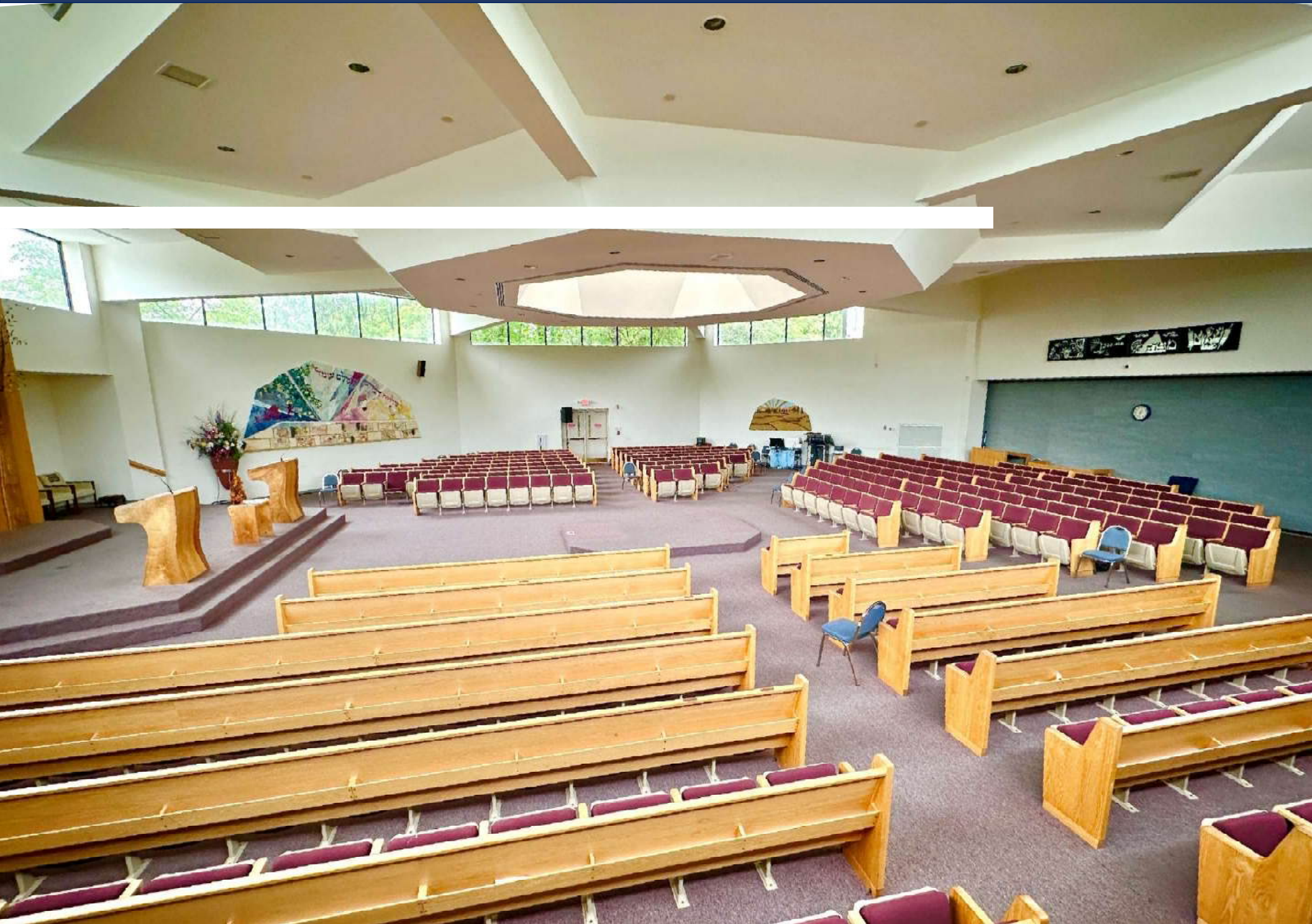
**Second timed open house: Tuesday, June 10 | 1p to 4p.**

Guests will be requested to register and qualify. To qualify, please pre-submit one of the following to [Barb@PraiseBuildings.com](mailto:Barb@PraiseBuildings.com):

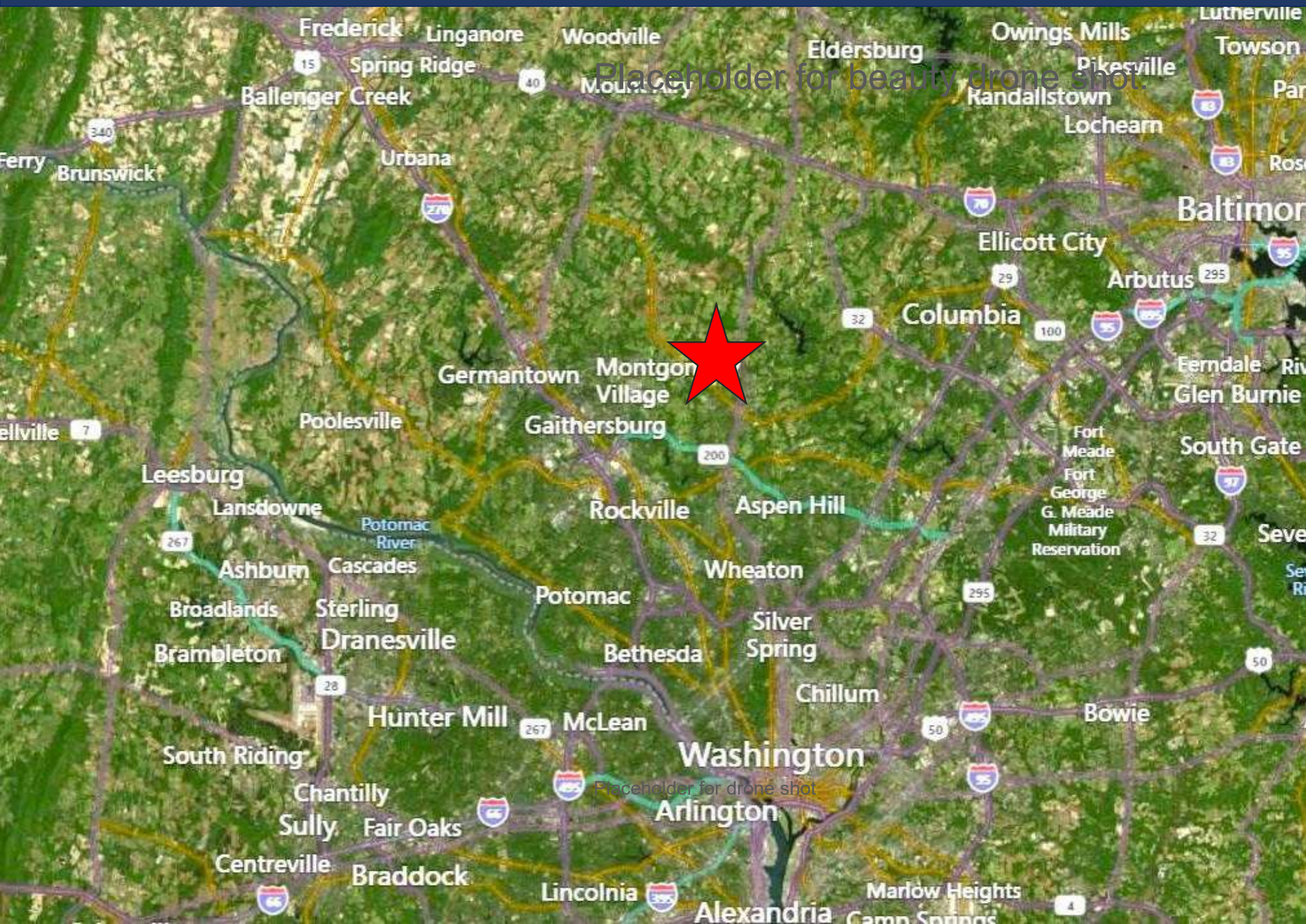
- If cash purchase, a bank letter or bank statement demonstrating funds to purchase and close.
- If financed, a mortgage pre-approval letter, along with a bank statement demonstrating funds for deposit and closing.

1

Location | 9915 Apple Ridge Rd, Montgomery Village, MD 20886

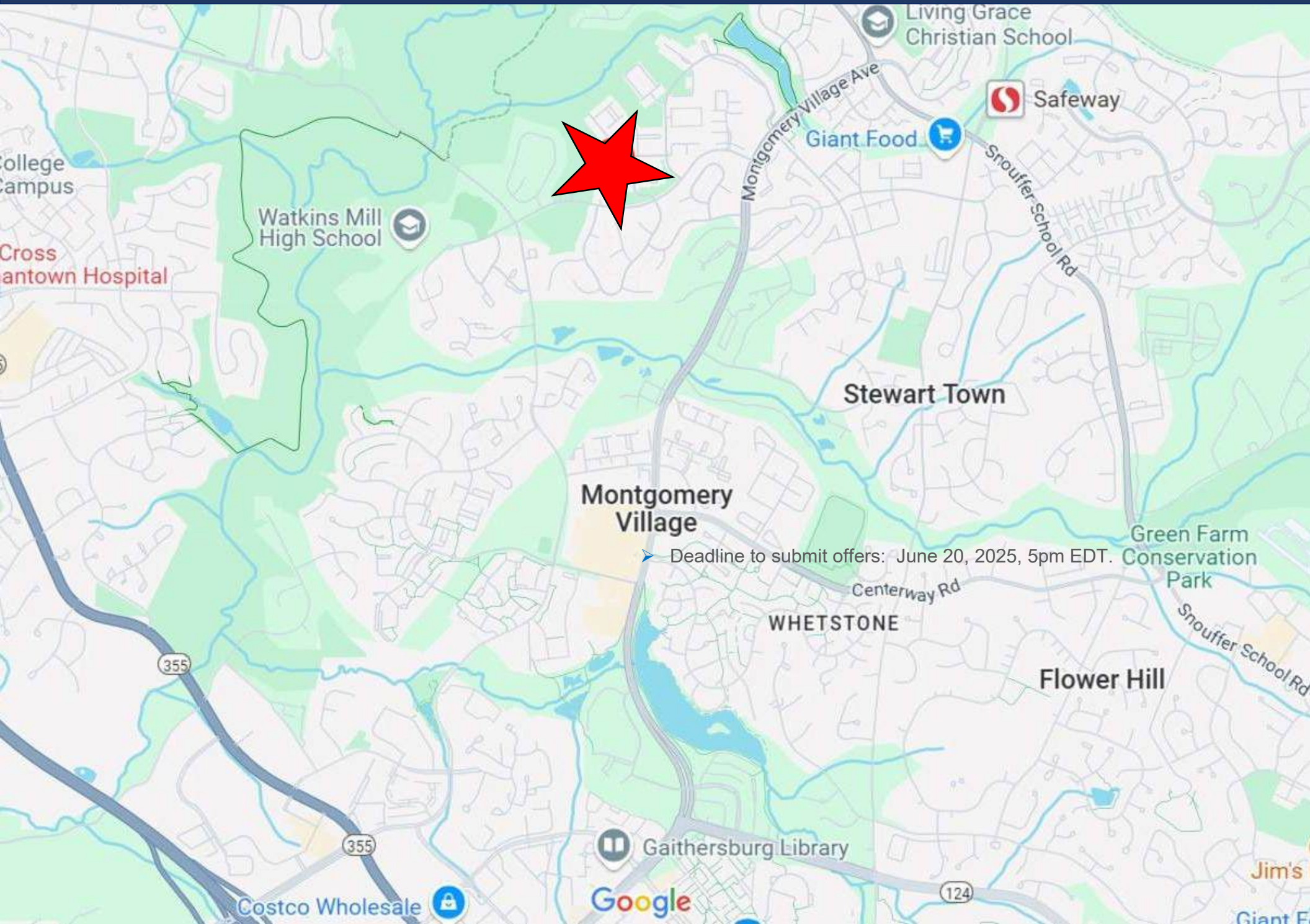


## Location | DC Metro Area Map Showing Subject Property



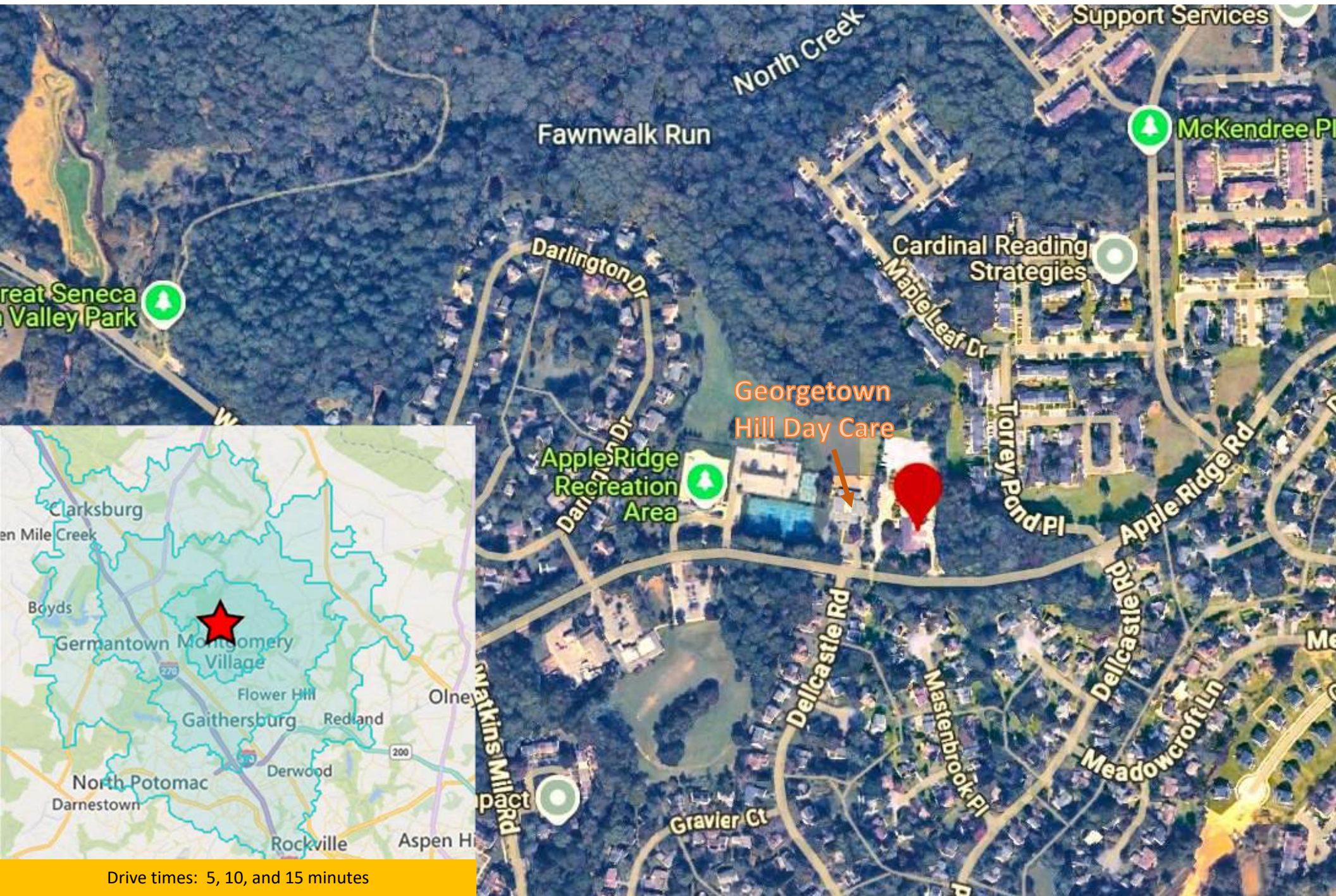
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## Location | Montgomery Village Map Showing Subject Property

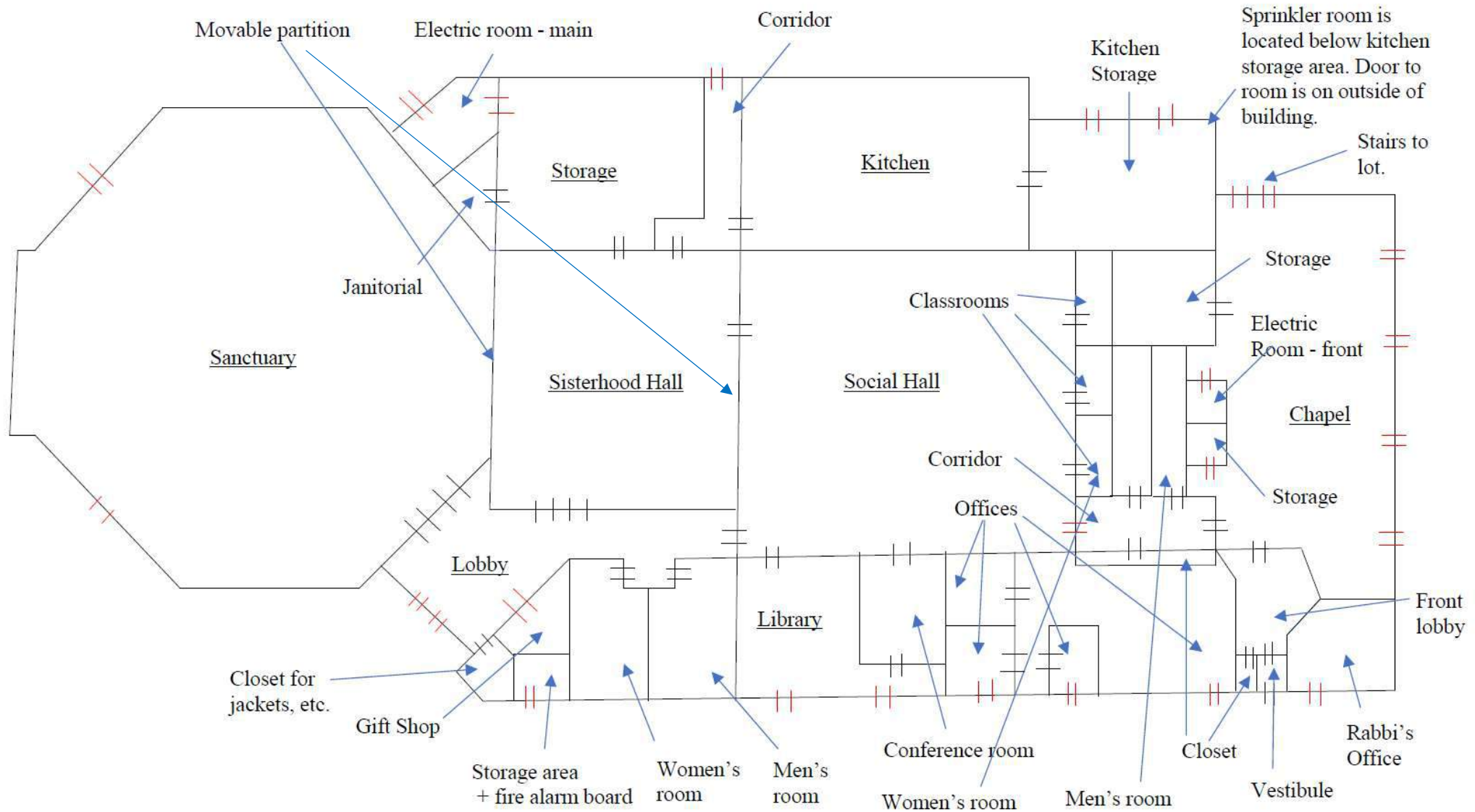


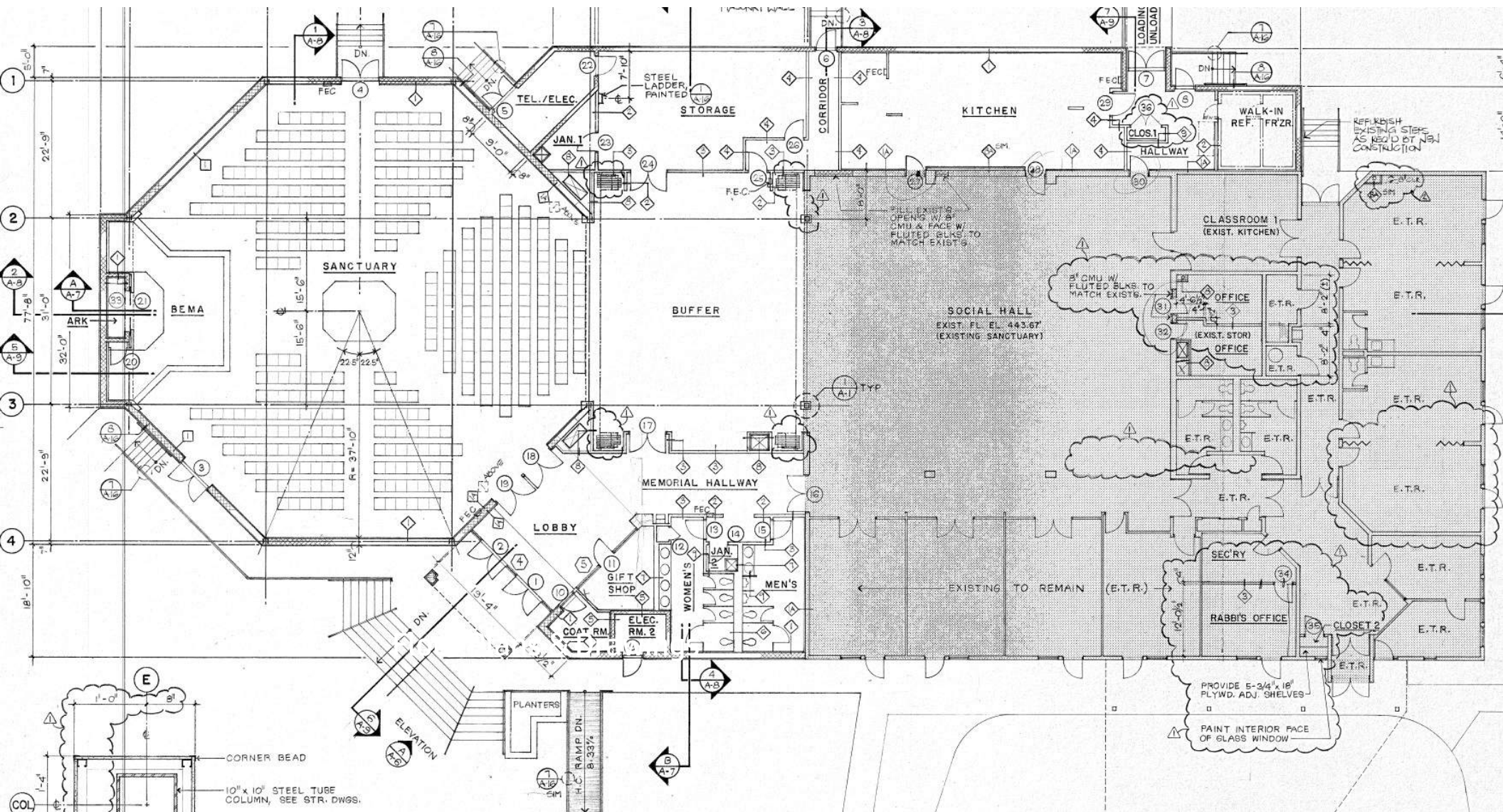
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# Location | Apple Ridge Road Map Showing Subject Property

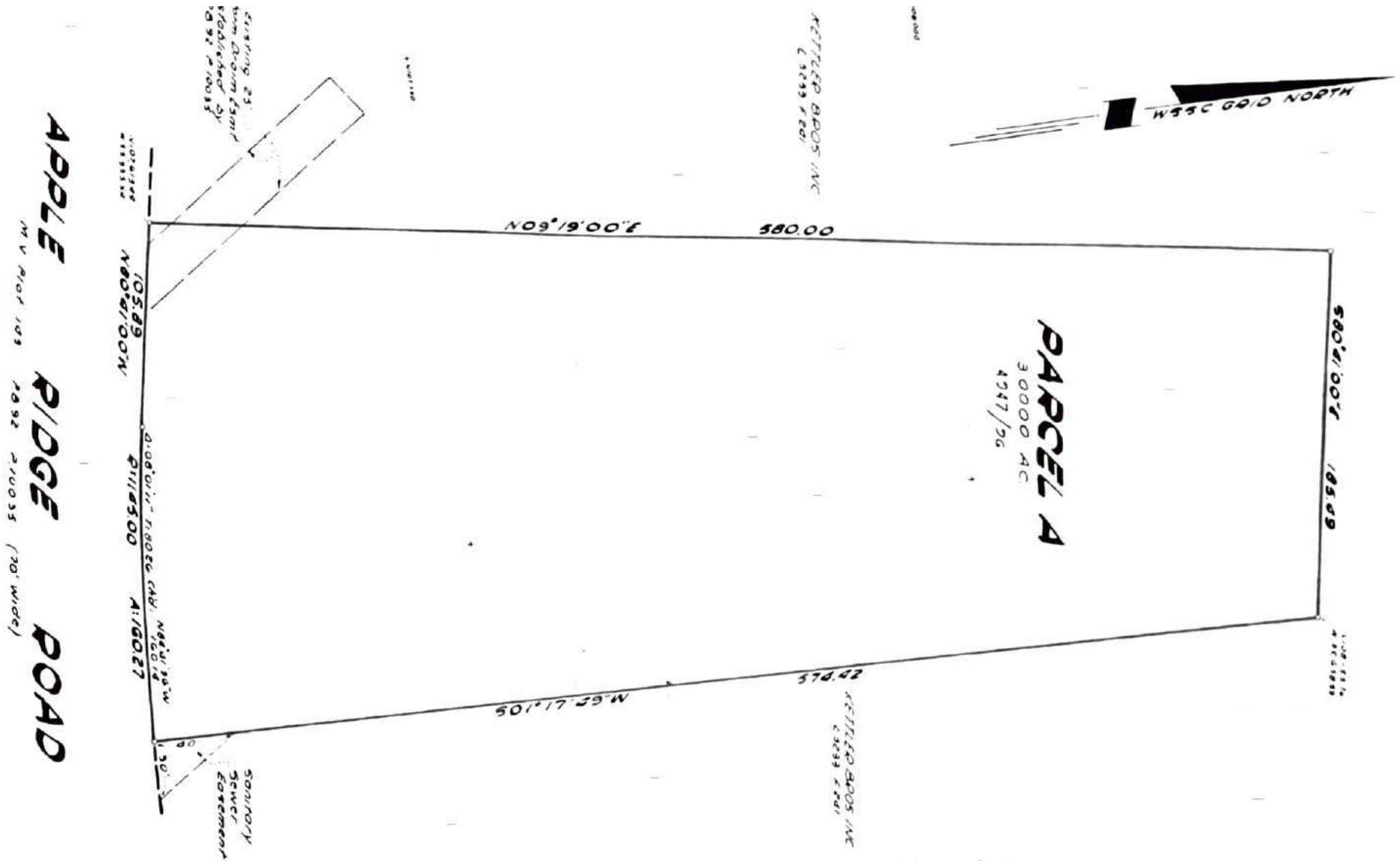


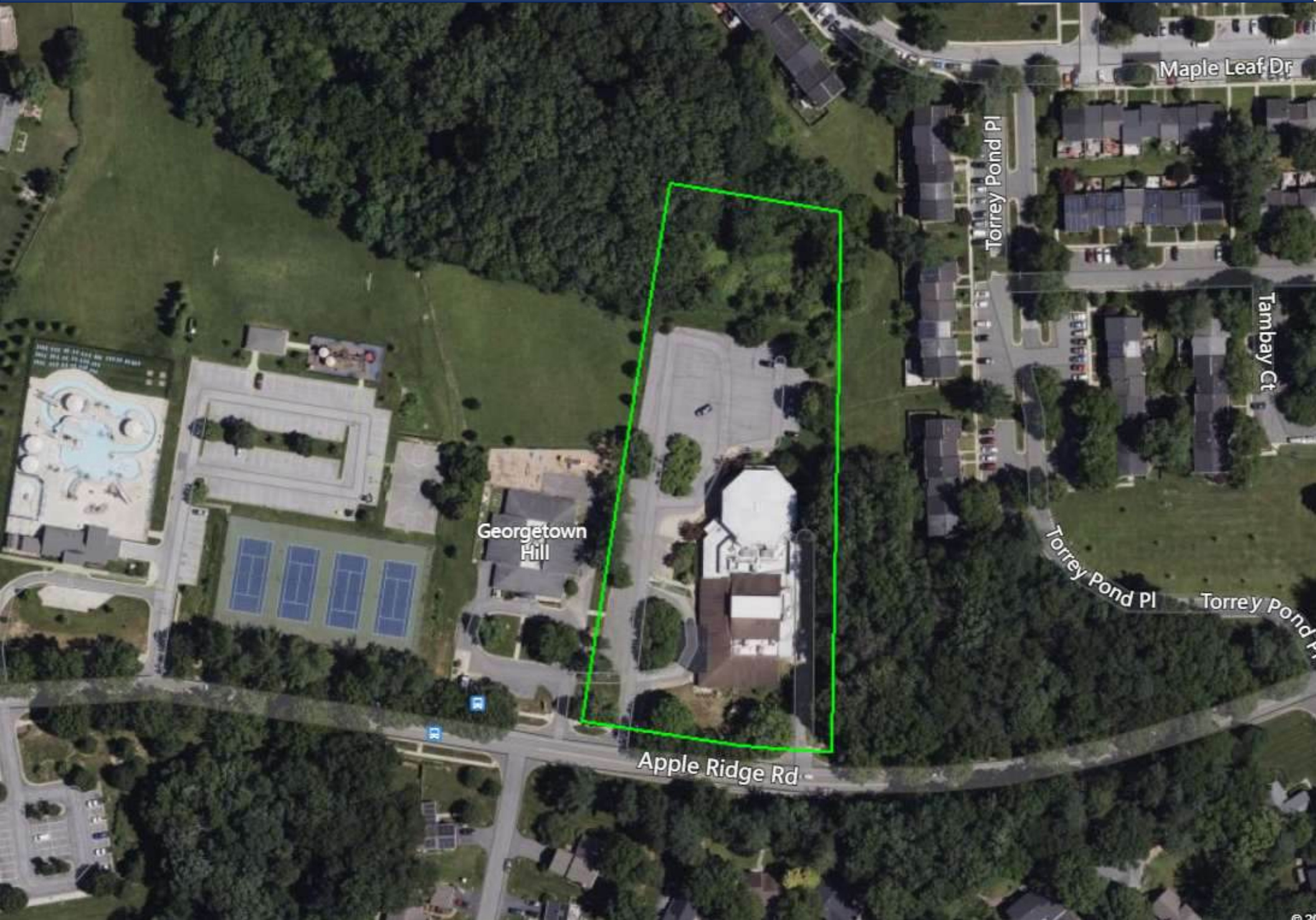
Drive times: 5, 10, and 15 minutes













# 3 Property Photos | Reception Area of Administrative Office Suite (Three Offices Not Shown)





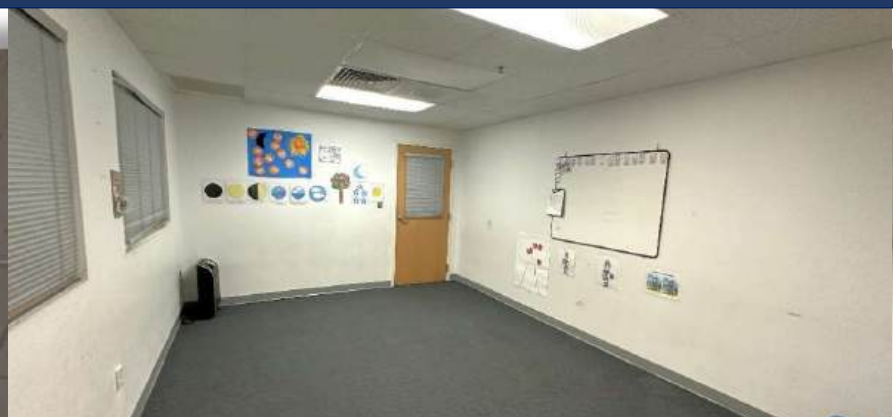
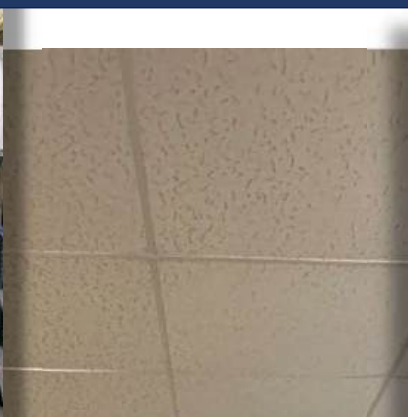






# 3

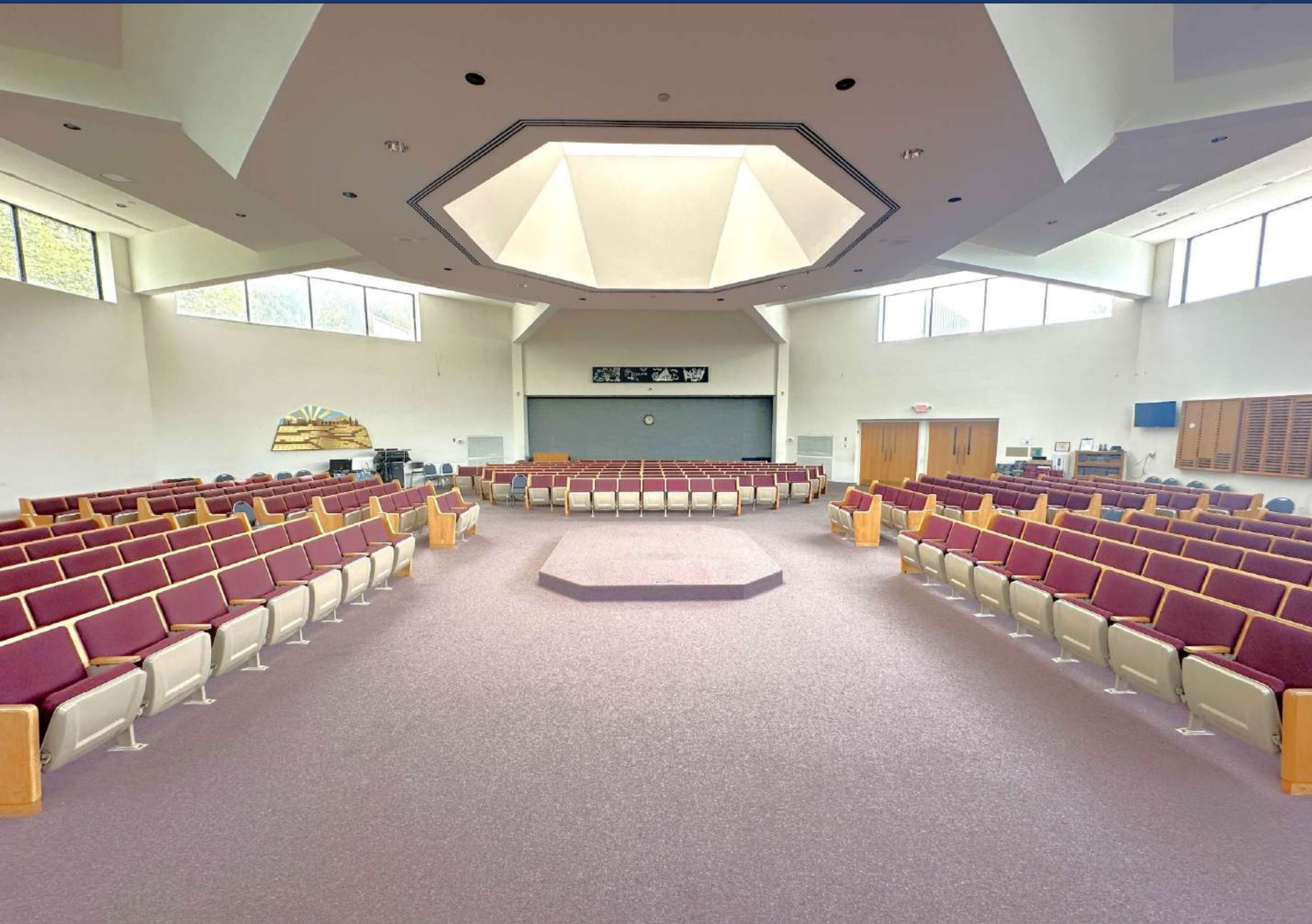
## Property Photos | Library, Youth Lounge, & Meeting Room

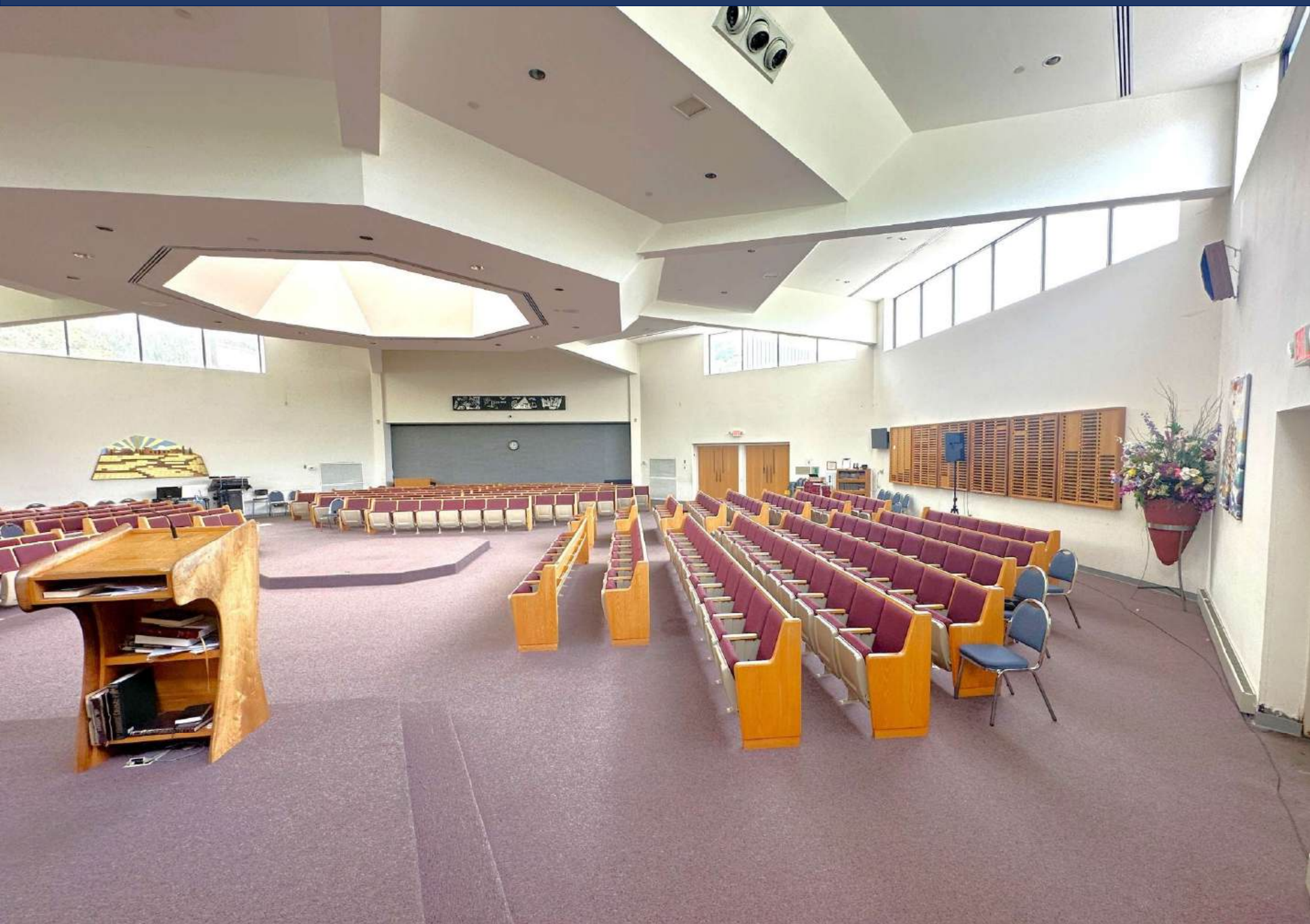


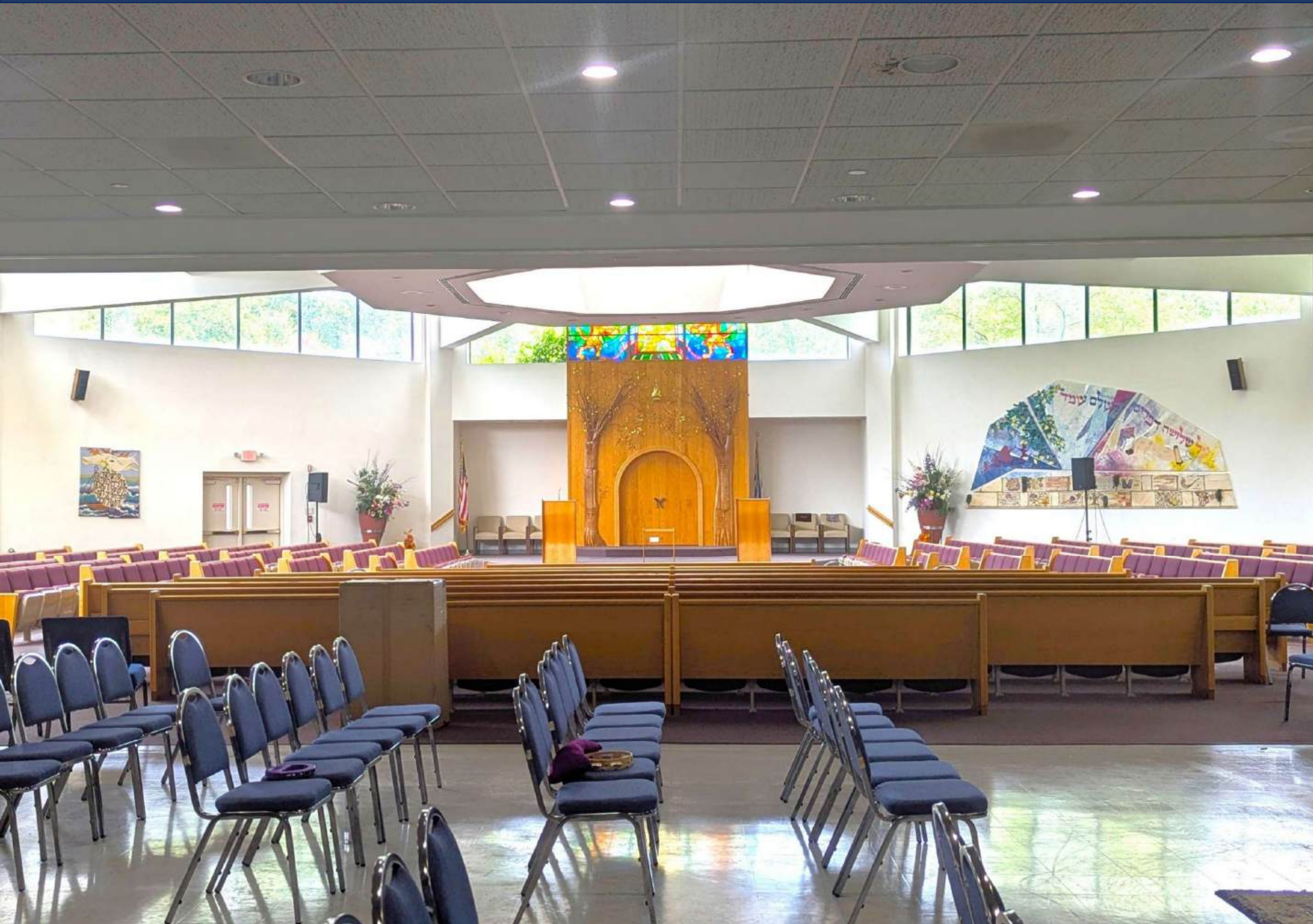


















The R-200 zoning district primarily allows single family detached housing. The zone permits in a single district all types of residential development if they conform to the height, density and area requirements established for this district. This district also permits construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses.

The following uses are permitted as a matter-of-right:

- Bed & Breakfast
- One family detached dwelling unit
- Embassy
- Farm tenant dwelling/mobile home
- Small group home
- Mobile home (permanently attached)
- Public utility buildings, or any public use
- Adult foster care home
- Residential care facilities (up to 8 persons)
- Ambulance/rescue squad/fire station
- Childcare facility
- Houses of Worship
- Opportunity housing projects
- Libraries/museums
- Parks/playgrounds
- Agricultural uses/farm market.

The subject property is utilized as a house of worship, doing business as Kehilat Shalom, a legal conforming use.

The seller is disinclined to sell to a buyer who wishes to incorporate a zoning change or special exception use as part of its feasibility period.

## Appendix A -- Deed and Easements/Right of Way

- A1 - Deed of Trust of 12-29-14.pdf
- A2 - Parking Easement for Georgetown Hill Sep 13.pdf
- A3 - Parcel Description May 76.pdf
- A4 - Orig Title Ins Doc with Easements 12-20-77.pdf
- A5 - WSSC Right of Way Jul 76.pdf
- A6 - WSSC Right of Way Jan 77.pdf
- A7 - Covenants for Stormwater Facility 10-15-91.pdf
- A8 - Stormwater Mgmt Easement-ROW w Exhibit A 10-15-91.pdf
- A9 - Original Deed 5-16-77

## Appendix B -- Blueprints

- B1 - Architectural Blueprints for Expansion in 1991
- B2 - Reno Plan 2002.pdf
- B3 - Demo Plan 2002.pdf
- B4 - Reno Notes 2002.pdf
- B5 - Mechanical Data Sheet Reno 2002.pdf
- B6 - Mechanical Plan New Reno 2002.pdf
- B7 - Electrical Data Sheet 2002.pdf
- B8 - Lighting Plan Reno 2002.pdf
- B9 - Site Plan 4-20-77.pdf
- B10 - Boundary and Topo Site Map 4-20-77.pdf
- B11 - Original Plat Surveyors Certificate 11-77.pdf
- B12 - Master Reno Blueprint w mods COD 13009611 8-19-91

## Appendix C - Studies

- C1 - Enviro Infiltration Trench Study May 91.pdf
- C2 - Enviro Subsurface Study Mar 91.pdf
- C3 - Environmental Property Assessment 5-6-11.pdf

## Appendix D -- Permits

- D1 - Site Plan 8-91009 Enforcement Agreement May 91.pdf
- D2 - Building Permit for Expansion 11-20-91.pdf
- D3 - Driveway Permit Issuance Sep 91.pdf
- D4 - Accessibility Exception Signoff Dec 93.pdf
- D5 - Site 8-91009 Completion Signoff 7-8-93.pdf
- D6 - Sediment Control Signoff Jan 93.pdf
- D7 - WSSC Plumbing-Gasfitting Permit 7-20-92.pdf
- D8 - Outdoor Lighting Signoff Feb 93.pdf
- D9 - Driveway Permit Application Aug 91.pdf
- D10 - Fire Dept Exception Approval 3-31-92.pdf
- D11 - Agreemt Supervised Fire System Jul 92.pdf
- D12 - Hydraulic Inspection Sheet Hydrant Hookup Test.pdf
- D13 - Fire-Rescue Inspection Followup.pdf

- D15 - Fire-Rescue Sprinkler Exception Request 3-18-92.pdf
- D16 - Sprinkler System Permit Approval 4-16-92.pdf
- D17 - Modification to Site Plan 8-91009 2-2-93.pdf
- D18 - WSSC Record of Water-Sewer Connection 6-18-92.pdf
- D19 - Application for Plumbing-Gas Connection 5-22-92.pdf
- D20 - MoCo Boiler Inspection exp 4-23-26.pdf
- D21 - Food Service Facility License exp 1-31-25.pdf
- D22 - MoCo Property Tax 7-1-23-6-30-24.pdf
- D23 - MoCo Property Tax 7-1-24-6-30-25.pdf
- D24 - MoCo Fire Compliance Permit and testing.pdf
- D25 - Fire Alarm-Signaling Inspection BFPE exp 3-18-25.pdf
- D26 - Water-Based Fire Protection Inspection BFPE.pdf
- D27 - Backflow Test Report exp 6-25.pdf
- D28 - Security System Insp Hofheimer 9-24-25.pdf
- D29 - Cert of Use Occupancy USE655613 5-26-94
- D30 - Orig Bldg Permit Code Review 2002 reno COM1190428
- D31 - HVAC roof 2002 reno COM1190431 10-2-02
- D32 - Orig Bldg Permit reno COM127048 11-14-03
- D33 - Orig Bldg Permit App reno COM1190432 9-24-02
- D34 - Orig Bldg Commercial App Intake Info reno 2002
- D35 - Orig Bldg Elec Permit App ELE1411561 5-13-03
- D36 - Orig Bldg Mech Permit App MEC1429217 3-27-03
- D37 - Orig Bldg HDG Letter reno MEC1679561 7-25-03
- D38 - App for Bldg Permit COM5109946 5-6-91
- D39 - Permit App Release COM5109949 11-19-91
- D40 - KS Sign Permit SIG109953 12-13-82
- D41 - Seating Install Permit App COM5109958 12-17-92
- D42 - GHC sign sketch COM510996 12-13-82
- D43 - GHC Sign Permit Release SIG5109957 12-10-82
- D44 - Permit card SIG5109957 5-26-92
- D45 - MAC Waiver reno 13009611 12-17-93
- D46 - Fire Code Exception Approval COD13009571 9-21-95
- D47 - Fire Code Compliance Permit STR13511977 3-18-24
- D48 - Sediment Control Permit 91613001 11-20-91

## Appendix E -- Rental Contracts

- E1 - "A" Church Rental Agreement.pdf
- E2 - "B" Church Rental Agreement.pdf
- E3 - "C" Rental Agreement.pdf
- E4 - Church Addendum.pdf
- E5 - Daycare Rental Agreement

## Appendix F -- Service Contracts

- F1 - Authorized Towing Svc Contract 2-20-23
- F2 - Security System Service Contract Hofheimer 1-2-25.pdf
- F3 - Snow Removal Contract Rock Creek Landscape 24-25.pdf
- F4 - Security Equip and Svc Hofheimer 9-28-21
- F5 - HVAC LP Heating Svc Contract 7-31-23

To access any of these documents, prospective buyers (who have been registered and qualified) will be asked to sign a non-disclosure agreement (NDA) to protect confidential information.

Please contact the brokers for a copy of the NDA.

**Terms for the Purchase of 9915 Apple Ridge Rd, Montgomery Village, MD**

Please address all of the following items by responding yes/no or providing the requested information.

1. Buyer legal name and address:
2. Contact name, phone, and email address:
3. Price: \$ EMD: \$
4. Escalation clause, if any (include cap and increments):
5. Closing date:
6. Study period:
7. Contingencies (appraisal, financing, inspection, etc.), if any:
8. Financing or cash (include POF or pre-qual):
9. Buyer agrees to use seller's closing agent:  
Bryan Hyre / Lessans Praley & McCormick, P.A. | 7419 Baltimore Annapolis Blvd, Glen Burnie, MD 21061 | (410) 760-5000
10. If Buyer is willing to enter into negotiations for rent-back of sanctuary on Saturdays, please include general proposed terms here:
11. Buyer agrees to purchase the property as.
12. Buyer's intended use for the property:

I/we hereby verify that I/we are authorized signatories for the buyer and that the above information is accurate and true to the best of my/our knowledge.

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Signature

---

Date

---

Signature

---

Date

---

Printed name and title

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Printed name and title

Please include a bank letter, statement, or similar demonstrating **proof of funds**. A letter may be attached to this term sheet with additional information.

Kindly return this term sheet to:  
Barb Bindon (cell:202.492.4666), PraiseBuildings, [barb@praisebuildings.com](mailto:barb@praisebuildings.com)



5771 Waterloo Rd | Ellicott City, MD 20143  
PraiseBuildings.com | 855.204.2400



Barb Bindon, President  
202.492.4666  
Barb@PraiseBuildings.com



Stephen Ferrandi, Broker of Record  
410.925.4566  
Stephen@PraiseBuildings.com

The material contained in the Offering Memorandum is based in part upon information supplied or obtained from sources deemed to be reliable. Summaries contained herein of any legal document are not intended to be comprehensive statements of the terms of such document but rather only outline of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections, and conclusions. It is expected that purchasers will conduct their own independent due diligence concerning the property, including such engineering, inspections, and evaluation of market conditions as they deem necessary to determine the condition and value of the property. The material contained in this Memorandum is furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi.

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- ❖ Roof, plumbing, & HVAC.
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