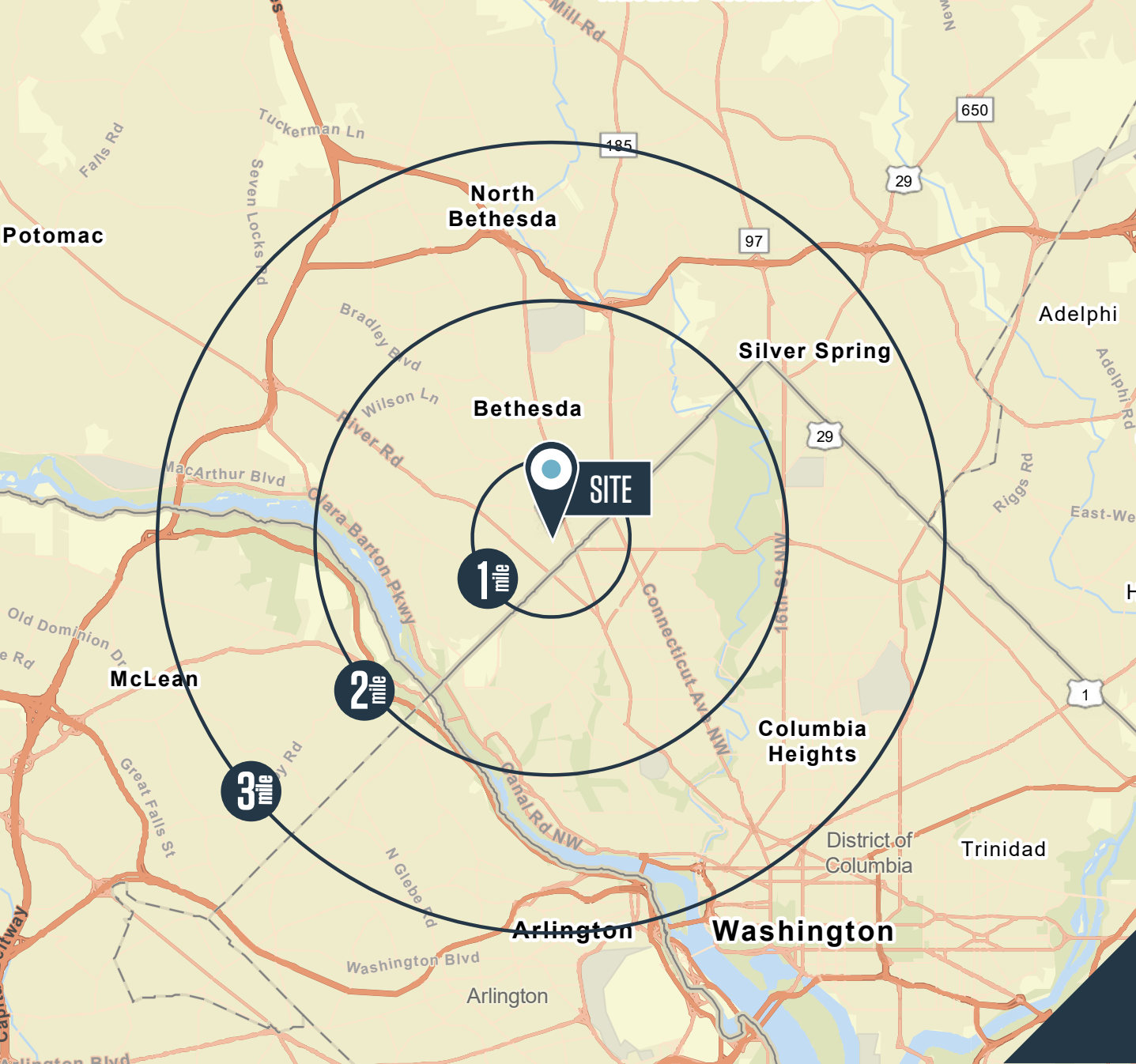




PROPERTY HIGHLIGHTS

- **Unit GN1:** ± 2,997 square feet
- **Zoning:** Commercial Residential (CR)
- **Parking:** Three (3) designated underground garage parking spaces. Street sided parking available.
- **Asking Price:** \$1,425,000
- Modern office/medical condo recently updated with **brand new** interior finishes
- Eleven (11) private offices / exam rooms with break room and two (2) restrooms
- Within walking distance to restaurants and retail shops

OFFICE CONDO FOR SALE



AVAILABLE

**SUITE GN1: ± 2,997 Square Feet
Available For Sale**

DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	25,929	165,504	584,162
Households	11,983	71,877	258,023
Average HH Income	\$250,850	\$252,739	\$208,682

TRAFFIC COUNTS | 2022:

Willard Avenue	8,740 ADT
Wisconsin Avenue	23,435 ADT

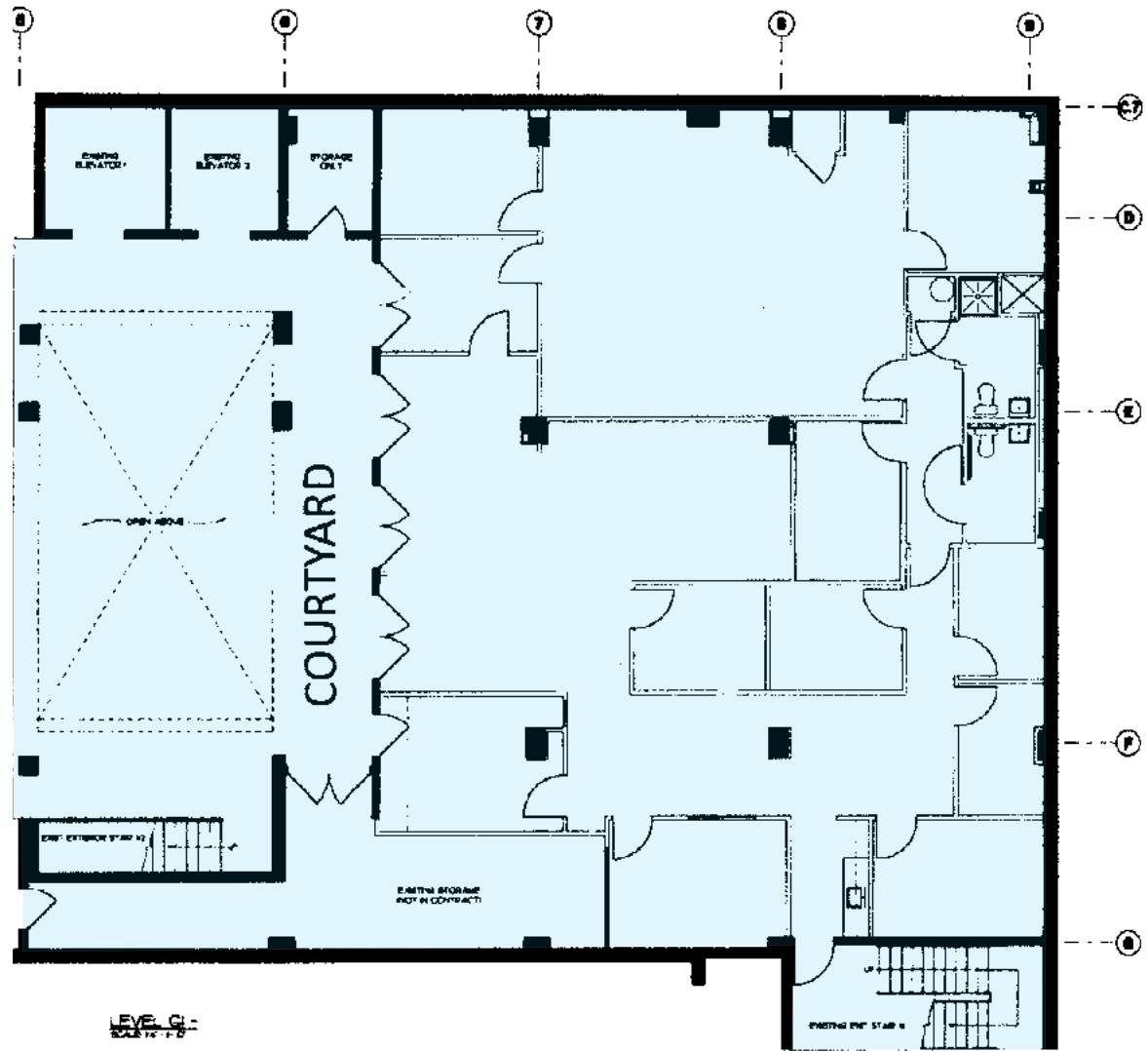
LOCATION & DEMOS

4600 N. PARK AVENUE

ZUBIN DAVID
zdavid@klnb.com
301-821-5588



UNIT GN1

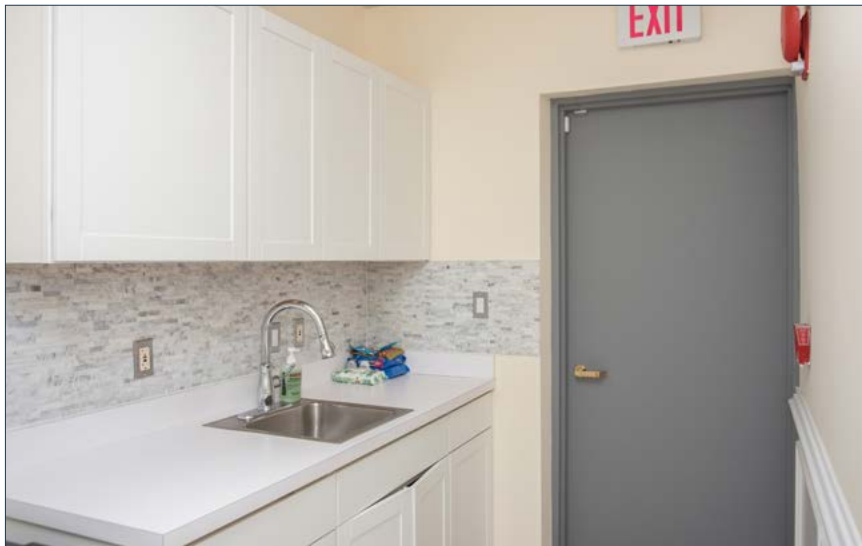


SITE PLAN

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PHOTOS

4600 N. PARK AVENUE

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NAI klnb



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VISIT PROPERTY WEBSITE



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