

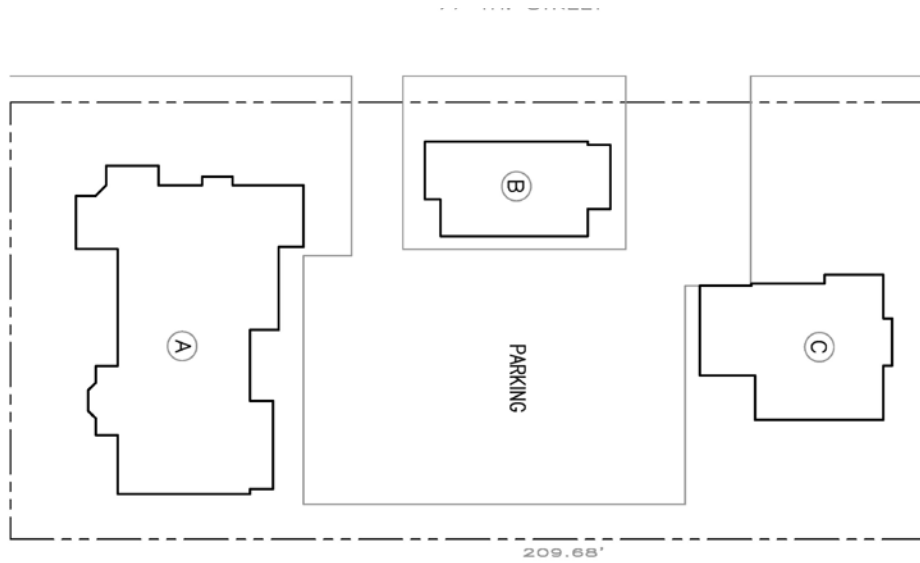


Retail/Office Space for Lease or Sale

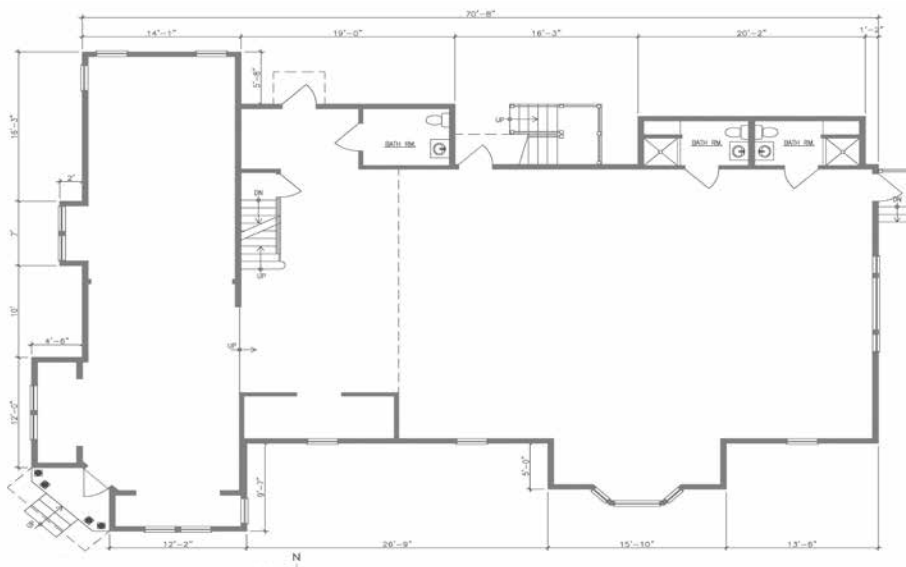
7687 MacArthur Blvd.
Cabin John, MD

6,200 SF available

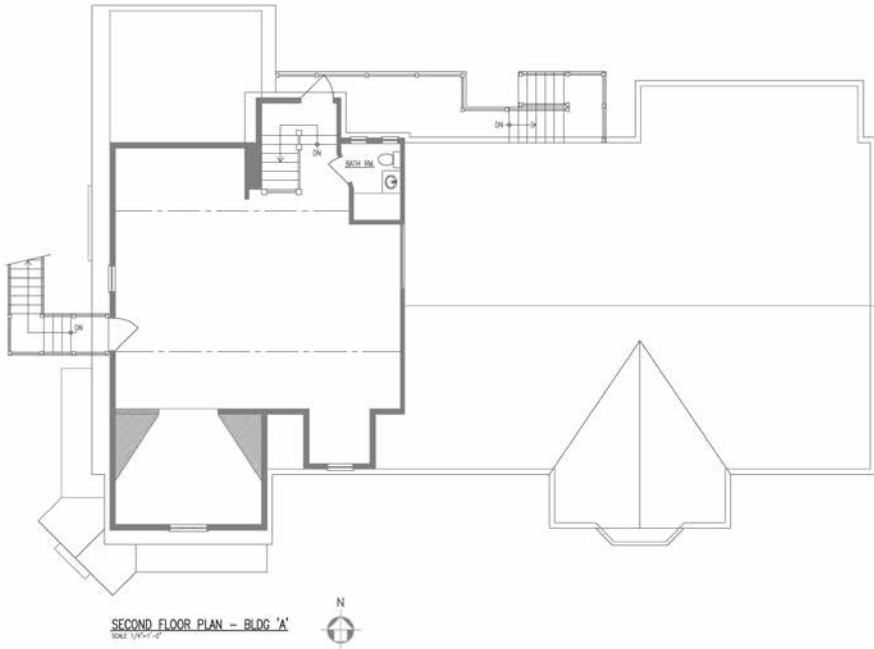
Site Plans



7687 MacArthur



Building A
First Floor - 2,812 SF



Building A
Second Floor - 580 SF



Left Side



Front



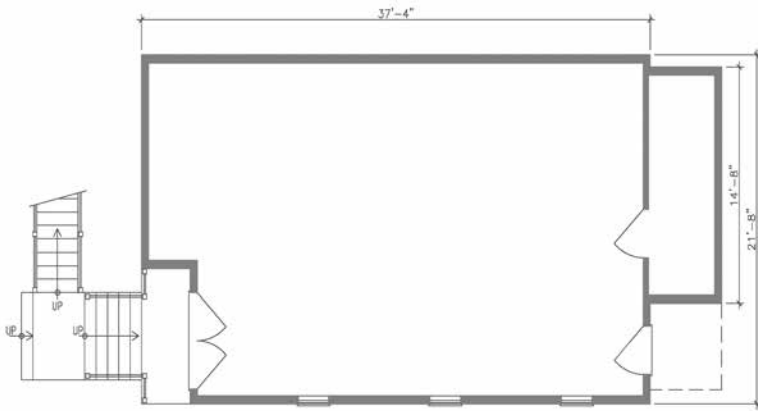
Rear



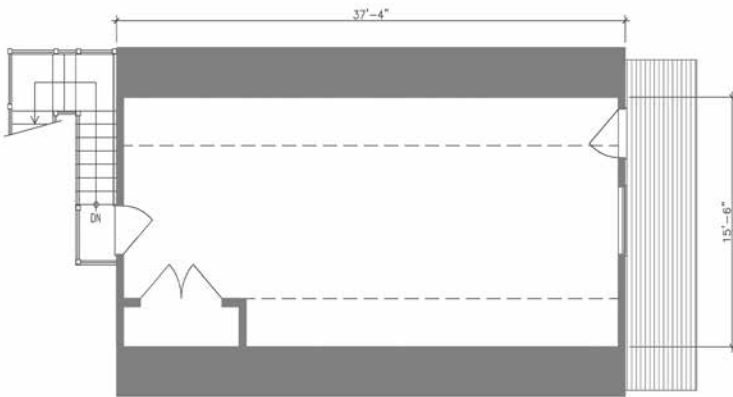
Right Side

Floor plans

Building B



FIRST FLOOR PLAN - BLDG. 'B'
SCALE 1/4"=1'-0"

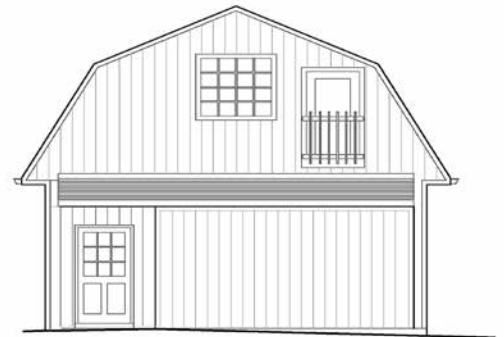


SECOND FLOOR PLAN - BLDG. 'B'
SCALE 1/4"=1'-0"

Front



Rear



RIGHT SIDE ELEVATION - BLDG. 'B'
SCALE 1/4"=1'-0"



Overview

- Sale Price: \$3.15 Million
- Asking Rent: \$18,000
- Annual Insurance: \$5,626
- Annual R.E. Taxes: \$22,927
- CAM: \$3,000 per year
- Zoned C-1
- Off-street surface parking for 16 cars
- Proven destination location for Retail/Office
- Prime location with great character & charm!



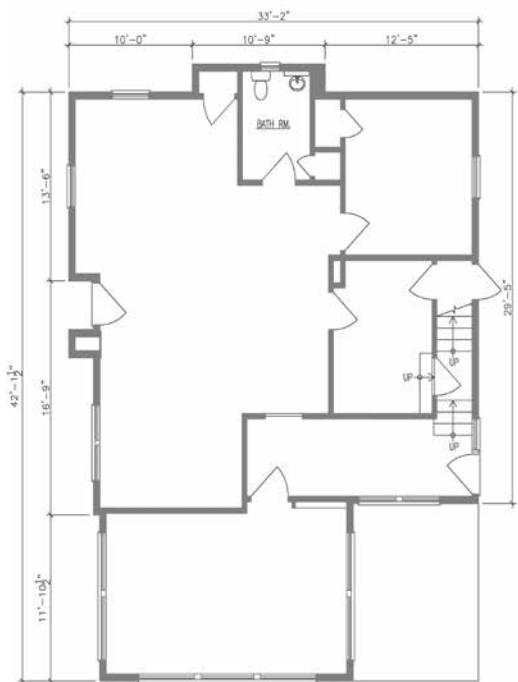
Sq. Ft. Three Buildings

- **7687 MacArthur Blvd:**
 - 1st 2,812 SF
 - 2nd 580 SF
- **6519 77th Street:**
 - 1st 1,267 SF
 - 2nd 140 SF
- **Aux Building:**
 - 1st 814 SF
 - 2nd 580 SF

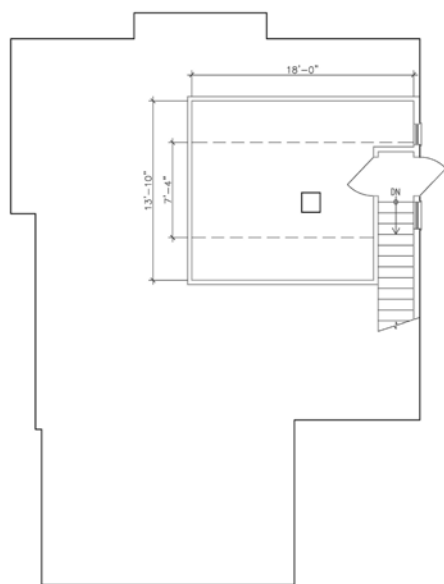


Floor plans

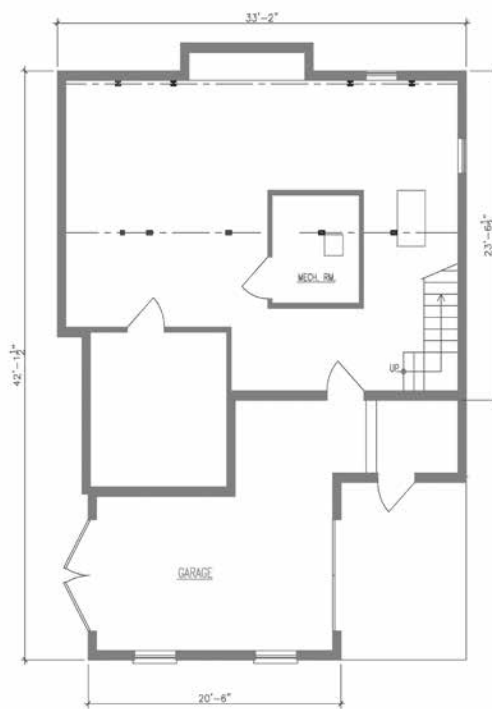
Building C



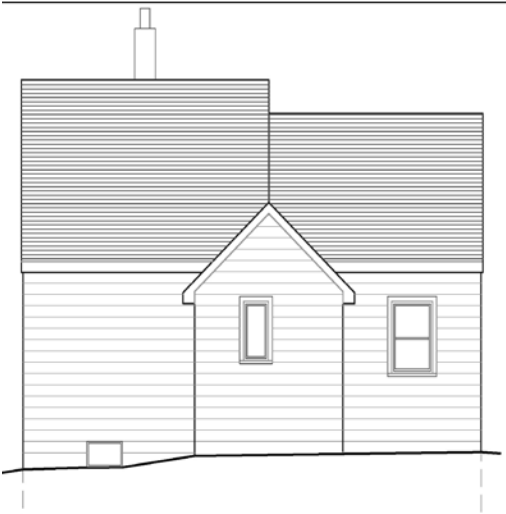
First Floor



Second Floor



Basement



Amenities



Off-street
surface parking:
16 cars

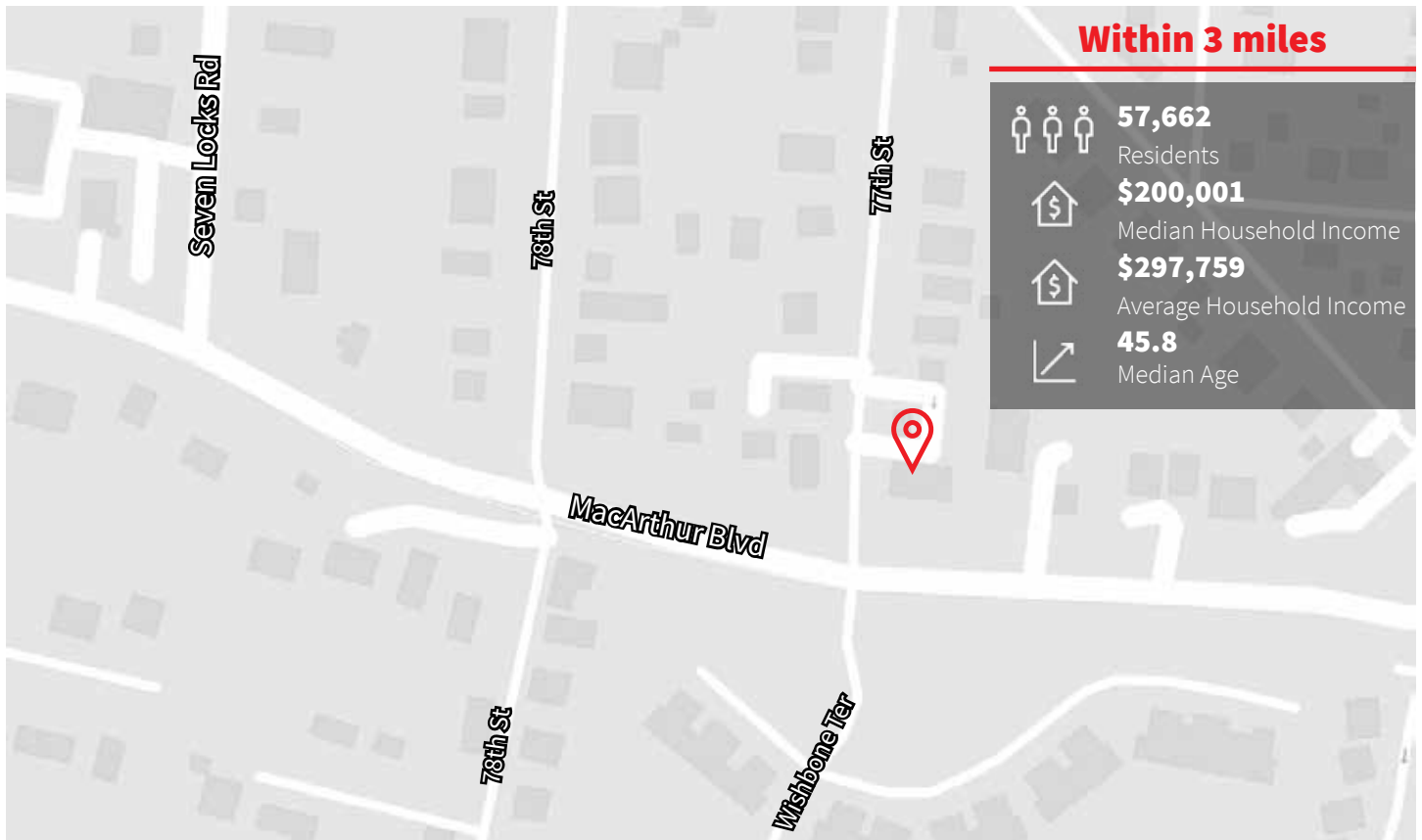


Short drive to MacArthur
Plaza with restaurants,
deli, and grocery store



Great access to
Clara Barton Parkway





7687 MacArthur Boulevard

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