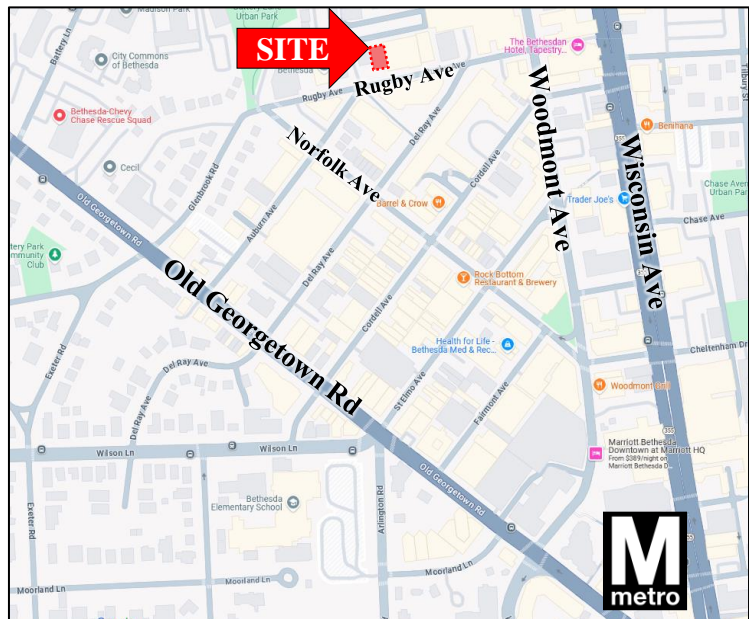


MEDICAL / OFFICE BUILDING FOR SALE

**4845 Rugby Avenue
Bethesda, MD 20814**



*Located in Bethesda's Woodmont Triangle
with close proximity to dining, shopping,
banking, hotels, entertainment and more.*



- 7,320+/- S.F. Medical/Office Building on 5,250+/- S.F. Land
- Zoned CR-3.0 C-1.0 R-2.75 H-120
- Excellent owner-occupant opportunity / future development opportunity
- 14+ covered on-site parking spaces
- Full building renovation in 2014
- Efficient floor plans with multiple large windowed offices
- Short walk to two Metro stations and just five minutes to the Capital Beltway for convenient access to Washington DC and Rockville
- Real estate taxes \$30,476.28 (Levy Year 2024)

*For more information or
to schedule a tour, please call:*

301.961.9696

Zach Dubin

Ext. 213

zdubin@amrcommercial.com



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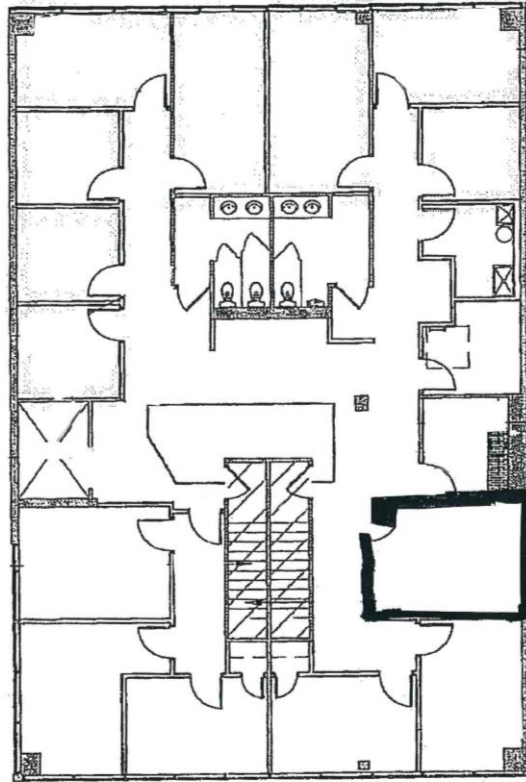
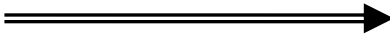
Celebrating
31 Years
1994-2025



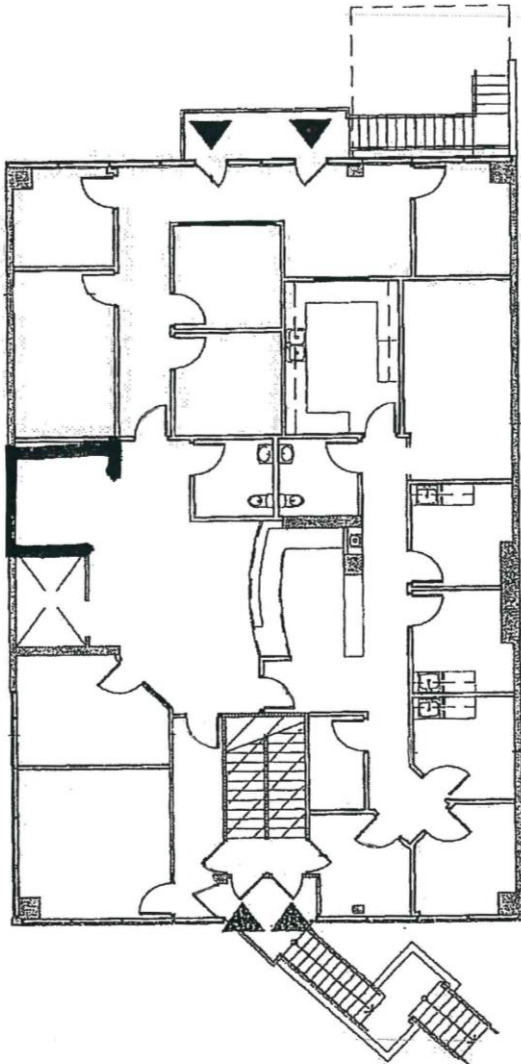
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SECOND FLOOR



7,320 SQ. FT. / 100



FIRST FLOOR



NOT TO SCALE | MEASUREMENTS APPROXIMATE



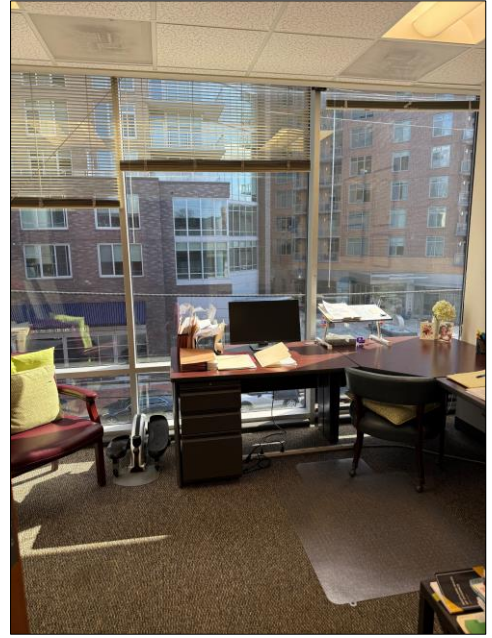
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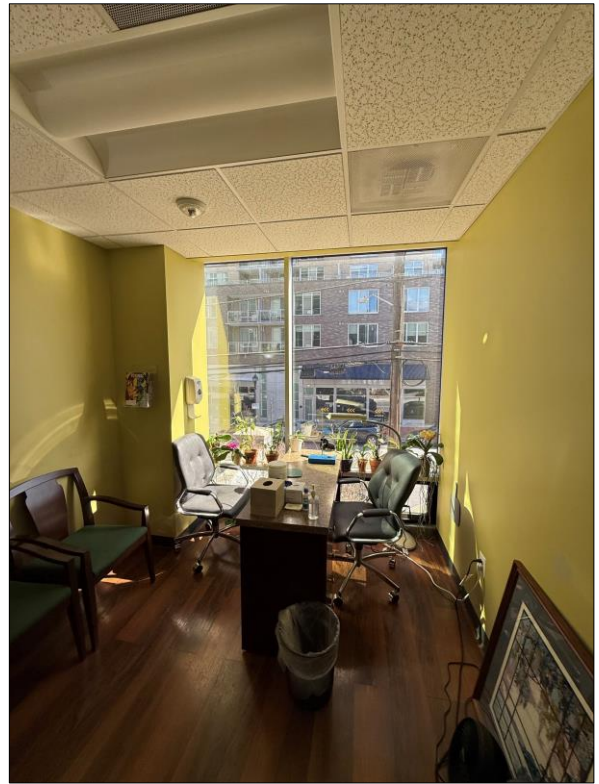
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WOODMONT TRIANGLE

