

FOR SALE

1111 BONIFANT STREET, SILVER SPRING, MD



AMR Commercial, LLC., as exclusive agent for the seller, is pleased to offer for sale 1111 Bonifant Street, located at the Metro Red Line's Silver Spring Station, the Paul S. Sarbanes Transit Center and the MTA Purple Line Silver Spring Station. 1111 Bonifant is just steps to all of Silver Spring's dining and shopping as well as Central Arts District. The building sits directly adjacent to a 1,677-space public parking garage in a qualified Opportunity Zone.

| | |
|---------------|------------------------|
| Zoning | CR-8 C-6 R-7.5 H-200 T |
| Lot Size | 3,520 S.F. |
| Building Size | 10,560 S.F. |
| Price | \$4,500,000 |



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
30
Years
1994-2024

Mark Rittenberg
Principal
301-961-9696 Ext. 204
mark@amrcommercial.com

A Member of CORE NETWORK

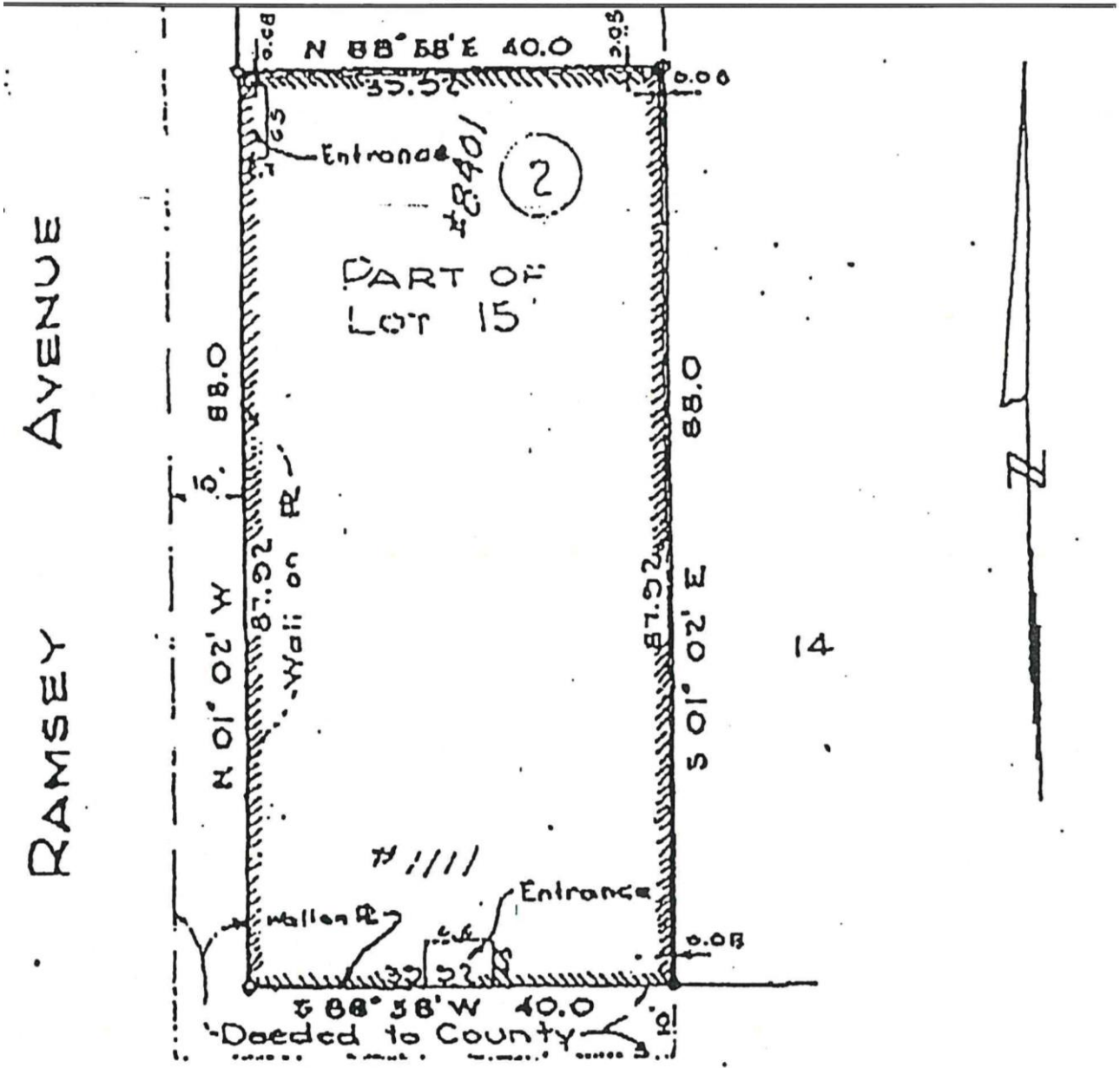
Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, or other conditions.

4849 Rugby Avenue ♦ Suite 200 ♦ Bethesda, Maryland 20814 ♦ 301.961.9696 ♦ Fax 301.656.7551
info@amrcommercial.com ♦ www.amrcommercial.com

PROPERTY SUMMARY

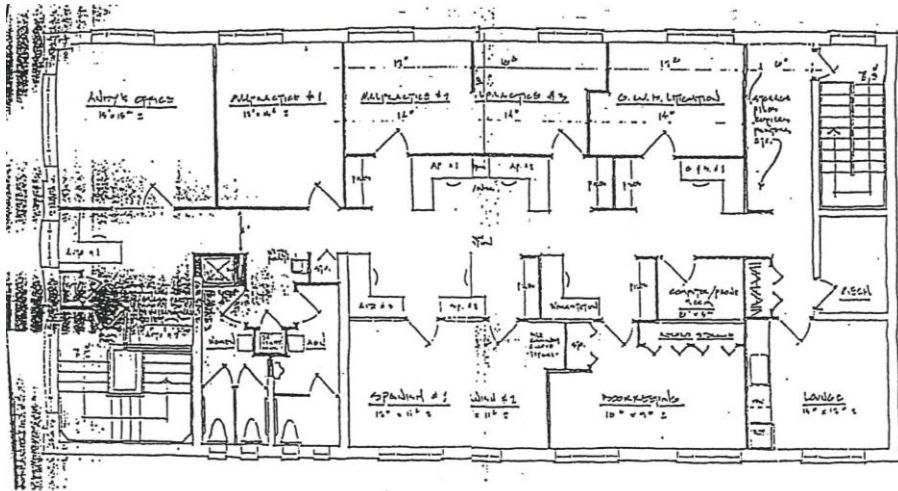
| | | |
|-------------------|---|--|
| Sale Price | : | \$4,500,000 |
| Address | : | 1111 Bonifant Street, Silver Spring, MD 20910 |
| Legal Description | : | Lot 15 Block 2 Lees Add |
| Zoning | : | CR-8 C-6 R-7.5 H-200 T |
| Year Built | : | 1963 |
| Lot Size | : | 3,520 Square Feet |
| Building Size | : | 10,560 Square Feet |
| Parking | : | Directly adjacent to 1,677 space Silver Spring Metro Public Parking Garage |
| Annual Taxes | : | \$20,902.90 |
| Water | : | Public |
| Sewer | : | Public |
| Utilities | : | Electric and Gas service |
| Roof | : | TPO Roof Membrane (.060) installed in 2021 |
| HVAC | : | 3 x Carrier 7.5 Tons installed in 2019 |

SITE PLAN

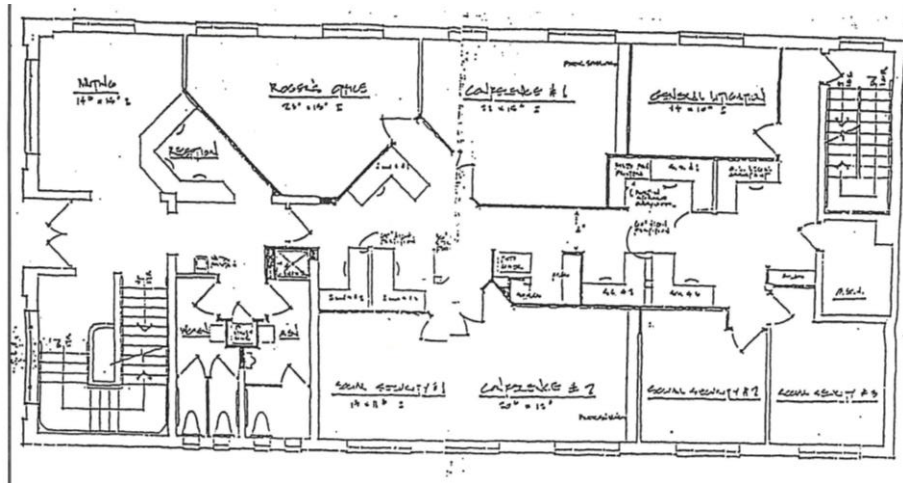


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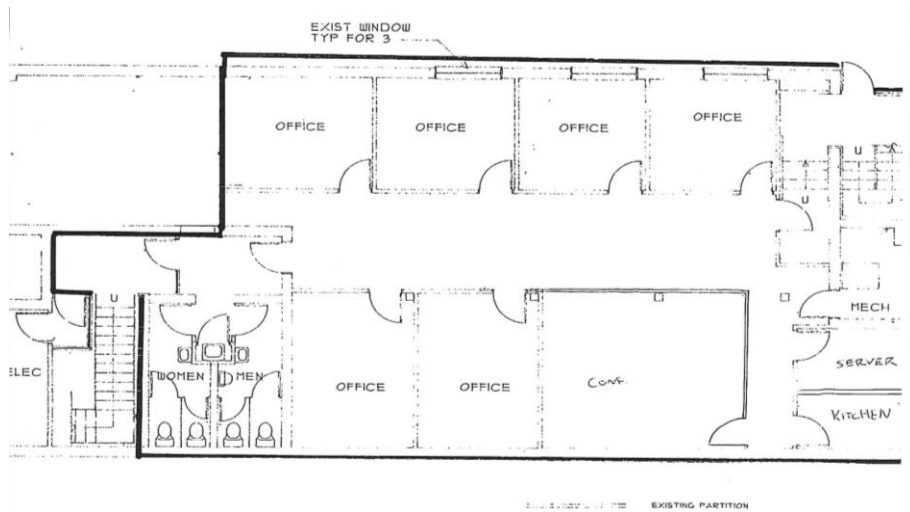
2ND FLOOR



1ST FLOOR



GROUND FLOOR



NOT TO SCALE | MEASUREMENTS APPROXIMATE

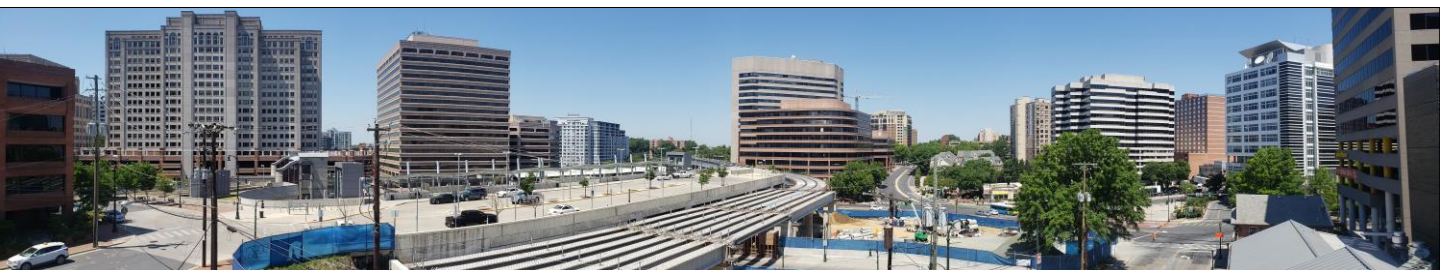
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EXPENSE DETAIL 5/1/2023 – 4/30/2024

| COST TYPE | MONTHLY AMOUNT |
|-------------------------------|-----------------------|
| Utilities | \$2,117.23 |
| Real Estate Taxes | \$1,741.91 |
| Insurance | \$321.41 |
| Maintenance / Cleaning | \$2,241.08 |
| Total Monthly Expenses | \$6,421.63 |

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Ellsworth Place

T.J. maxx | Marshalls

GNC LIVE WELL | ROSS DRESS FOR LESS! | DAVE & BUSTER'S

metro by T Mobile | PNC

Michael's | Burlington coat Factory

THE TOY SHOP | Trendy Nails and Spa

TD Bank

The UPS Store PRINT & BUSINESS SERVICES

MATTRESS FIRM

SMOOTHIE KING | DOUBLE TREE by Hilton

sushi jin NEXT FOOT

Bete Ethiopian Cuisine

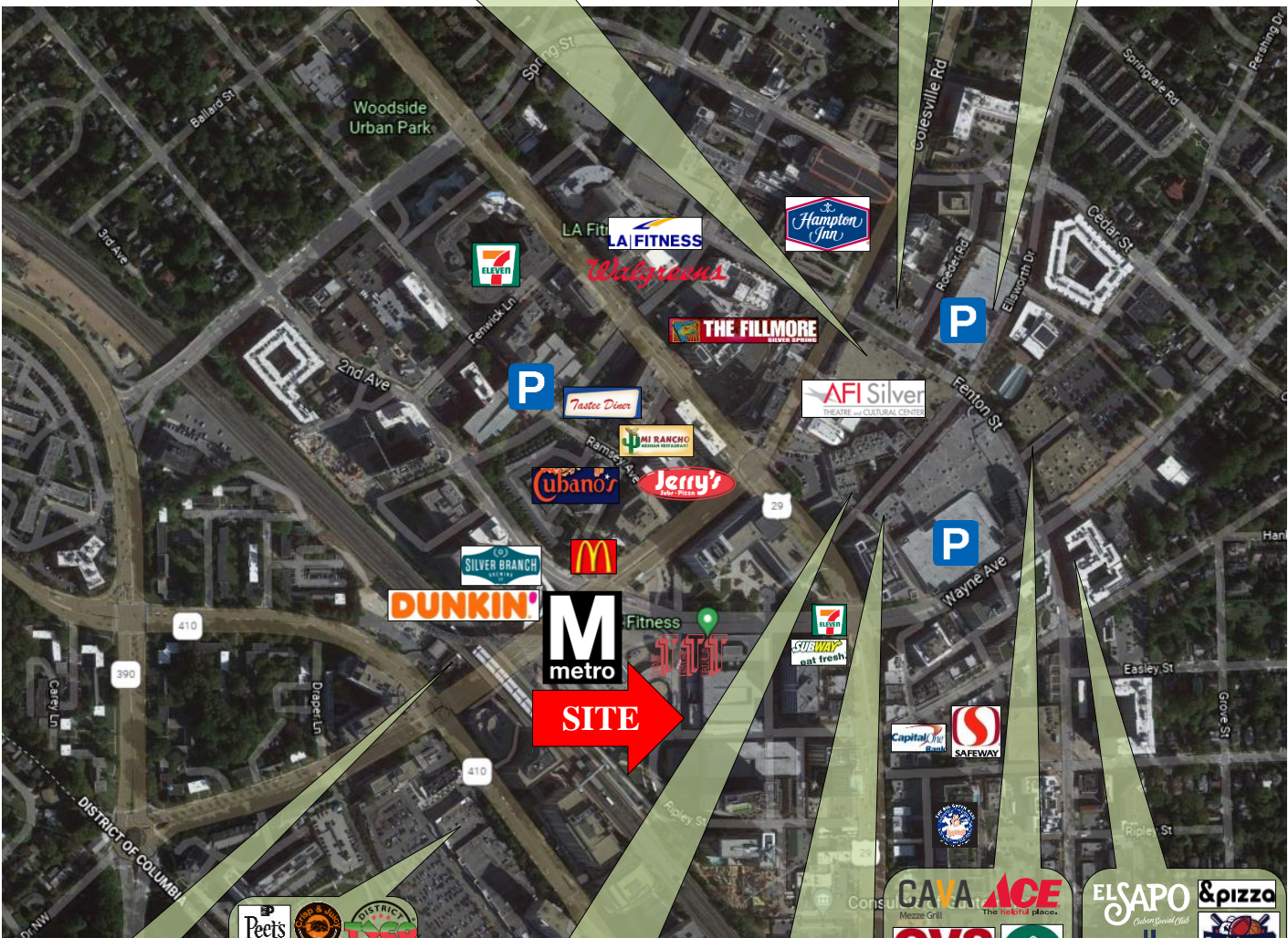
LEBANESE TAVERNA

Chick-fil-A

COLD STONE CREAMERY

roll BY GOODYEAR

LOYALTY



KINKY BROS BAGELS

WELLS FARGO

Peets | District 1760

CVS pharmacy | MAMMA Lucia

Starbucks | Giant

matchbox | Panera | 藍寶石 BLUE PEARL BUFFET & GRILL | KUNG FU TEA

The ELEANOR | Red Lobster | BEN & JERRY'S | Popcornopolis

myeRED | McGinty's Public House | MOD | CHIP OTTER

BIBIBOP asian grill

COPPER CANYON GRILL | ANN TAYLOR | LOFT | ULTA BEAUTY

DSW SHOE WAREHOUSE | H&M | sweetgreen

Nando's Peri-Peri | M | ELMER'S | REGAL CINEMAS

CAVA ACE Mezza Grill | The herbivore place.

CVS pharmacy | WHOLE FOODS

PLNT BURGER

EL SAPO Cuban Special Club | & pizza | TripleAsports

1988 | pure barre | Orangetheory FITNESS

Nearby Amenities

DINING

&pizza
All Set Restaurant and Bar
Ben & Jerry's
BIBIBOP Asian Grill
Blue Pearl Buffet & Grill
BurgerFi
CAVA
Chick-fil-A
Cold Stone Creamery
Copper Canyon Grill
Crisp & Juicy
Cubano's
Dave & Buster's
Denizen's Brewing Co.
District Taco
Dunkin'
Einstein Bros. Bagels
Jerry's Subs and Pizza
Kung Fu Tea
La Madeleine
Lebanese Taverna
Lucy Ethiopian
Mamma Lucia
Mandarin Restaurant
Masa Steakhouse & Sushi
Matchbox
McDonald's
McGinty's Pub
Mi Rancho
MOD Pizza
Nando's Peri Peri
Negril
Panera Bread
Papa John's Pizza
Peet's Coffee
Potbelly
Red Lobster
Silver Branch Brewing Co.
Smoothie King
Starbucks
Sushi Jin
Sweetgreen
Tacos, Tortas & Tequila
Tastee Diner
The Big Greek Café
The Pepper Thai Kitchen

ENTERTAINMENT

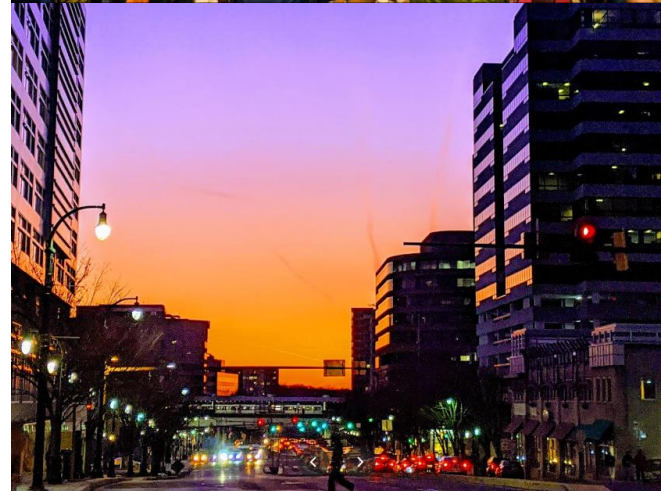
AFI Silver Theatre
Blackbox Theatre
Regal Majestic & IMAX
The Fillmore

RETAIL

7-Eleven
AT&T Store
Burlington
Capital One Bank
CVS
DSW
EagleBank
FedEx
Giant Food
GNC Store
H&M
Loft
M&T Bank
Marshalls
Men's Warehouse
Michael's
MyEyeDr.
Ross Dress for Less
Safeway
Sherwin Williams
Silver Cycles
Silver Spring Beauty Supply
Strosniders
SunTrust Bank
T.J. Maxx
Ulta Beauty
Unleashed by Petco
UPS
US Post Office
Visionworks
Walgreens
Wells Fargo Bank
Whole Foods

FITNESS

Fitness Together
LA Fitness
Orangetheory
Planet Fitness
Pure Barre



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DISTRICTS AND INCENTIVE PROGRAMS IN THE SILVER SPRING CBD

Parking Lot District: The building is located in a Parking Lot District. The County provides nearby garages to meet the parking requirements for any use in the building. In this zoning no parking is required on site. The 1,677-space Bonifant-Dixon Garage is adjacent to the property.

Silver Spring Art & Entertainment District: This District helps develop and promote community involvement, tourism and business revitalization that attract artists, arts organizations and other creative enterprises. Some of the benefits range from being exempt from State admissions and amusement taxes, property tax credits for renovation projects, green tape zone to assist in obtaining County permits and more.

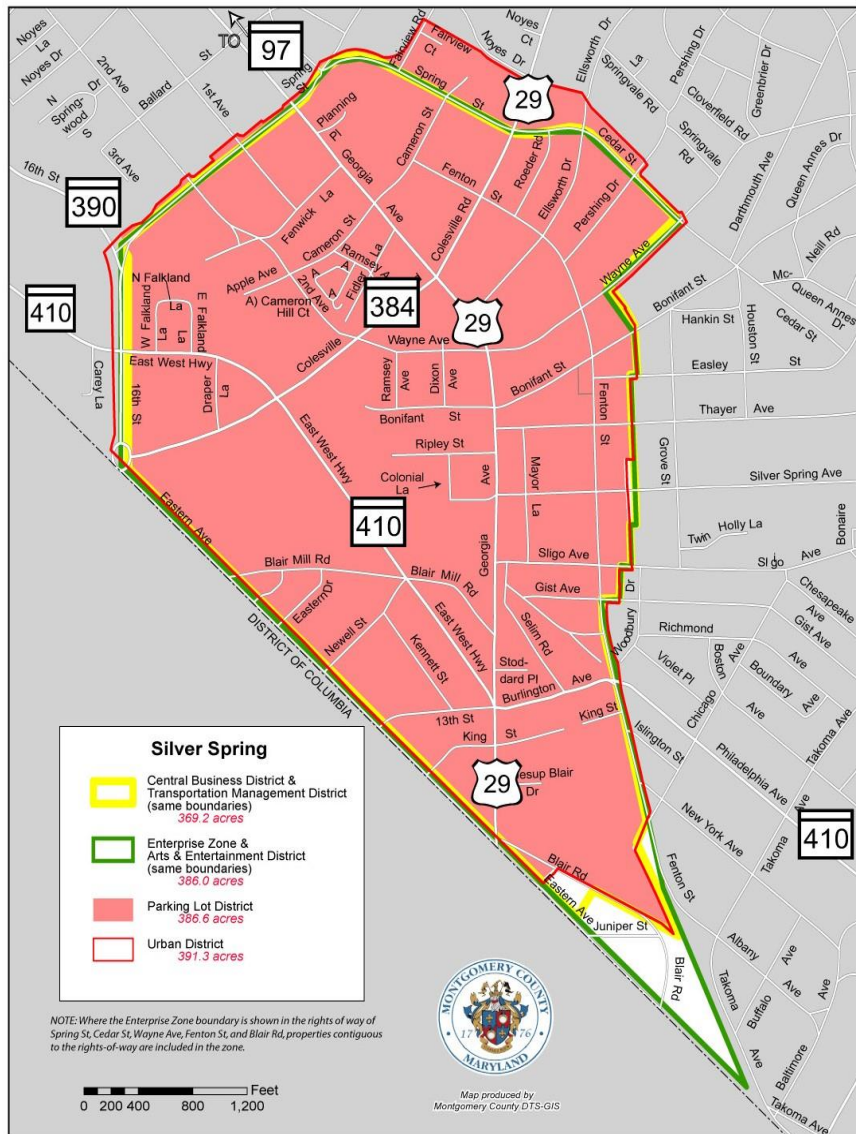
Opportunity Zone: Closely mirroring the Silver Spring CBD boundary, this area is also designated an Opportunity Zone. This program encourages investors to re-invest capital gains to rebuild, invest and encourage new development.

Enterprise Zone: The attached diagram provided by the County shows an enterprise zone boundary. This designation no longer exists unless you had made a previous application.

Silver Spring Urban District: The property is located in this zone which provides enhanced services to the CBD to ensure that downtown Silver Spring is maintained as a clean, safe and attractive environment to promote a vibrant social and business climate. SSUD services include ambassadorship, security, streetscape maintenance, walkway repairs, tree maintenance, marketing,

promotions and special events that include summer concert series, Silver Spring Jazz Festival, Thanksgiving Parade and other events that attract people to downtown Silver Spring. (Note building location on the map.)

Van Go Shuttle: Free shuttle bus that circles the CBD each +/- 8 minutes to encourage pedestrians to visit the shops and businesses throughout the district.



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