

# FOR SALE

## INVESTOR/USER SALE OPPORTUNITY MULTI-TENANT INVESTMENT



5515 SELMA AVENUE, ARBUTUS, MARYLAND 21227



**GARDNER**  
Commercial Realty

GardnerCR.com | 443-732-3200

For additional information, or to schedule a tour:  
Mike Mull, Senior Vice President  
443 585 3999  
[mmull@GardnerCR.com](mailto:mmull@GardnerCR.com)



## PROPERTY HIGHLIGHTS 5515 SELMA AVENUE, ARBUTUS, MARYLAND 21227

### High quality office space with fully renovated apartment.

Property: 3 Story office building with fully finished office and residential apartment

Building: ±3,720 Sq. Ft.

Location: Convenient access to I-95, I-695 and Route 1 and a variety of retail amenities

Parking: ±15 surface spaces

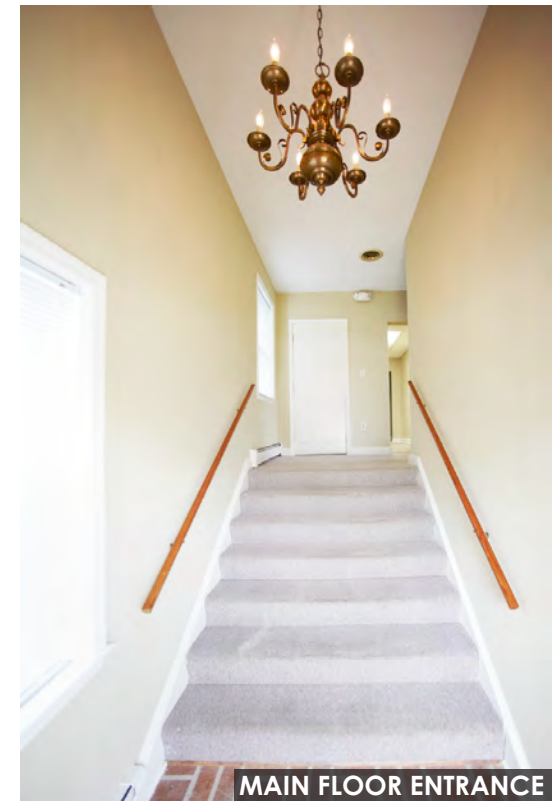
Lot: 0.18 acre lot

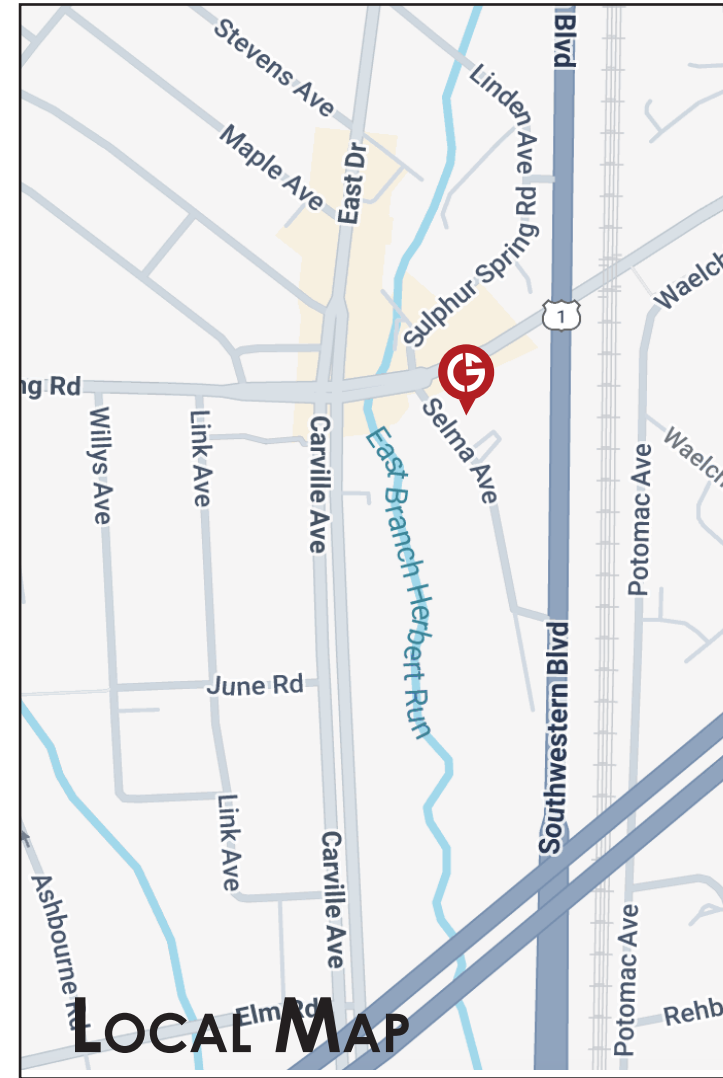
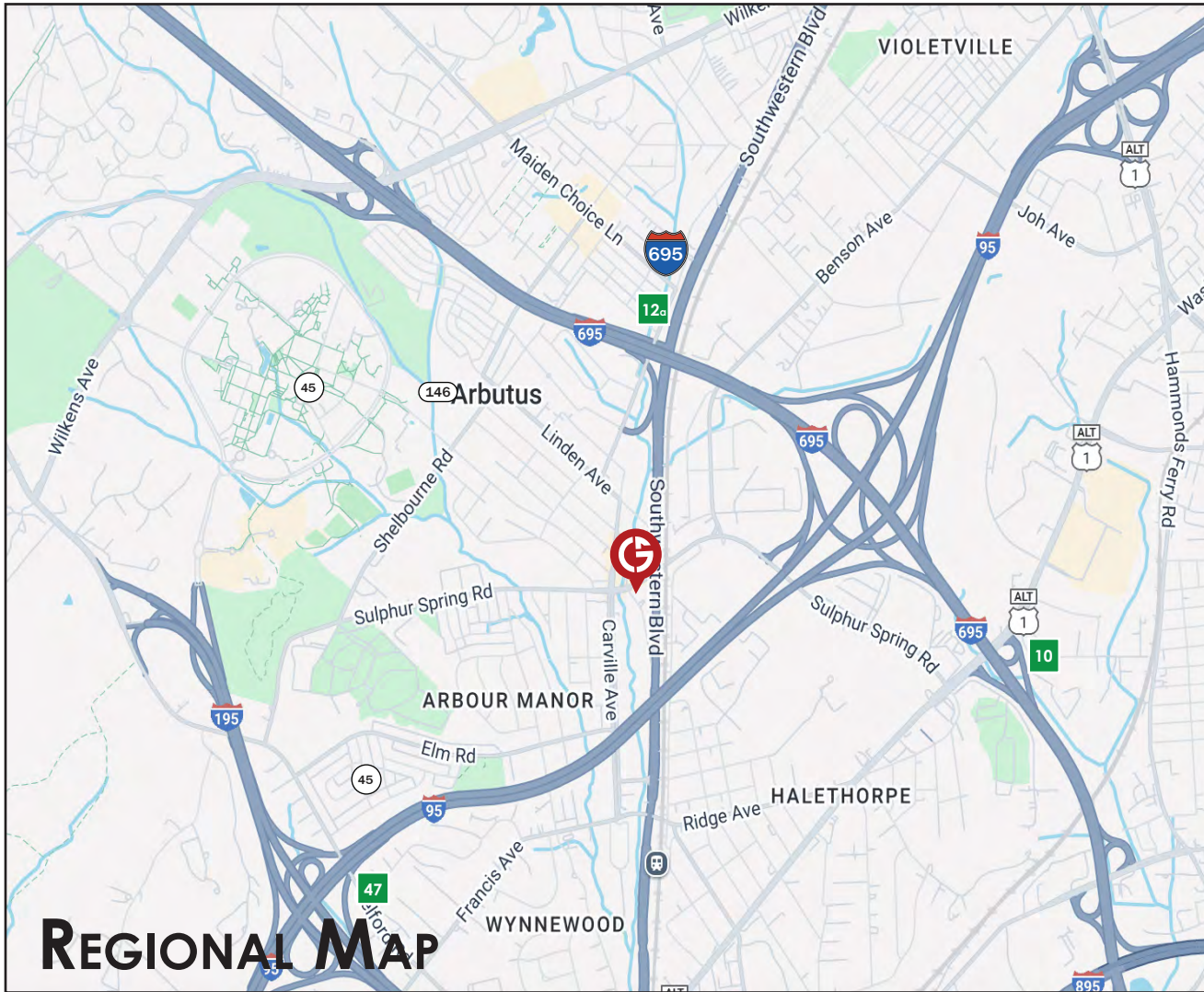
Zoning: BLCCC, Baltimore County (Business Local)

Utilities: Public water and sewer. Natural gas heat

Electric: Separately metered

Features: High quality office space with fully renovated apartment. Tenant directory pylon sign at front of property. Recent upgrades include new roof, windows, HVAC units, asphalt parking lot, flooring and apartment renovation.





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Note: Property boundary is approximate and for conceptual reference only.



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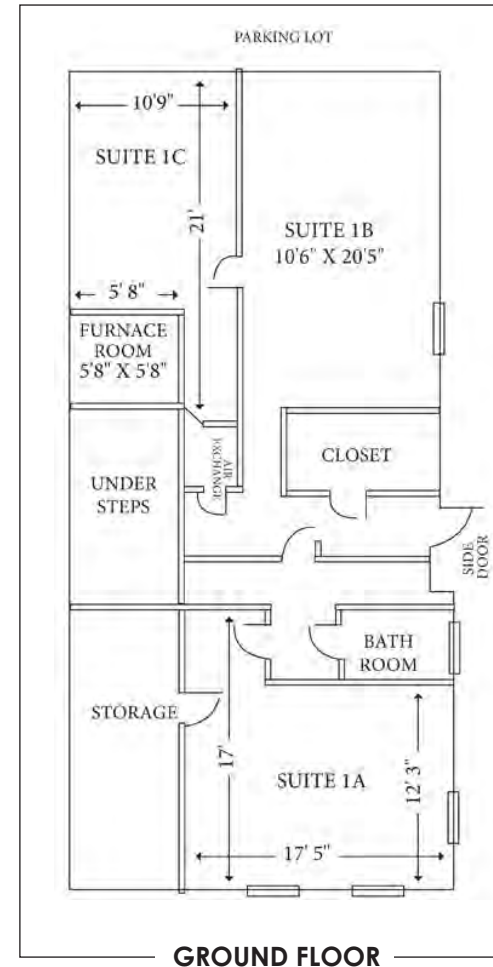
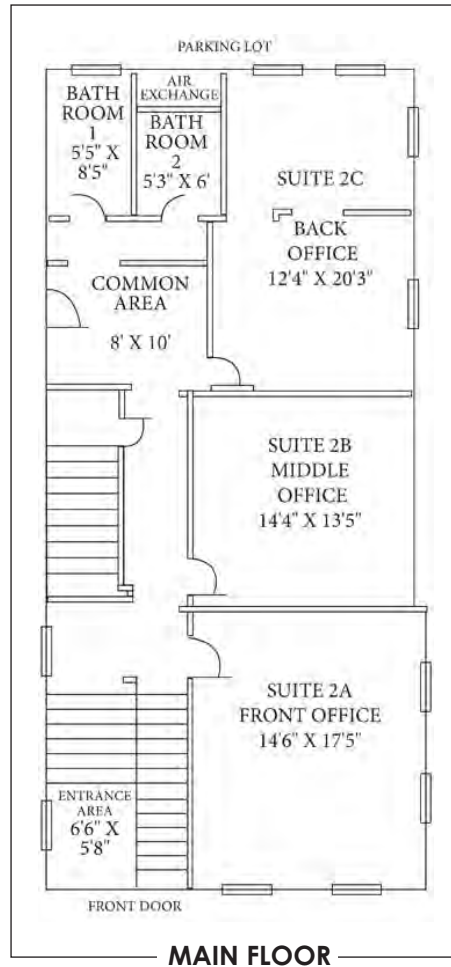
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# FLOOR PLANS

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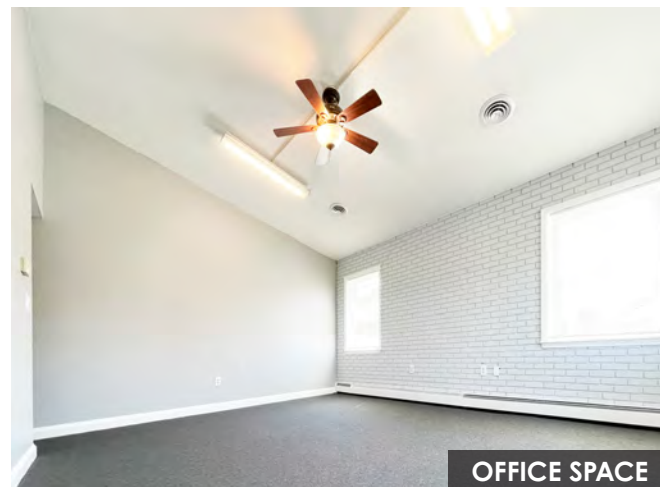
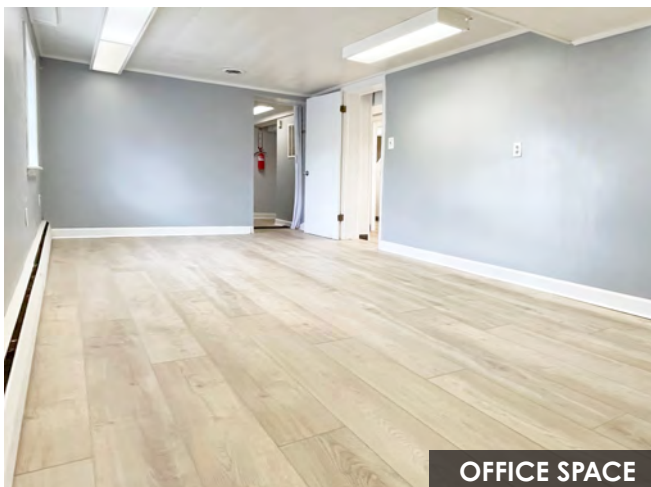
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Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of the 5515 Selma Avenue, Arbutus, MD 21227.

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