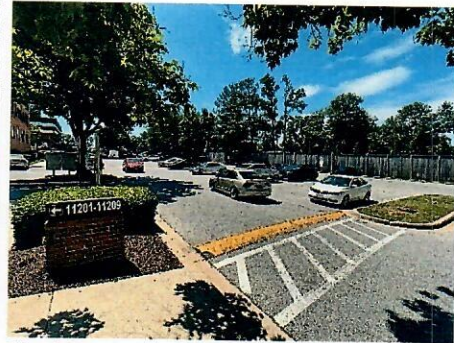




White Oak Park Sign



11217 Lockwood



Significant free parking on site.

FOR SALE – 11217 Lockwood Drive, S.S. Md.

886 s.f. Street Level Medical / Office / Retail Condo

SALE PRICE: \$374,900

CONDO FEE & 2025 R.E. TAX: Monthly condo fee of +/- \$334 & annual real estate tax is \$3,122.

IMPROVEMENTS: **Previous doctors office ideal for medical, office or retail uses.** Condo unit 12-1 is currently built out as a medical office with waiting room, built in receptionist desk with granite counter, 4 offices, 3 sinks, ½ bath, multiple closets and windows front, back and side. The HVAC closet also contains the electric panel, telephone, alarm and motion sensor controls. There are laminate floors throughout and 8' drop ceilings with florescent lighting. Unit has a +/- 12-year-old heat pump and air handler that has been well maintained along with a +/- 30 gallon hot water tank. Ideal for owner/user buyer. The association installed a new roof a few months ago. The trash dumpster is located in the parking lot.

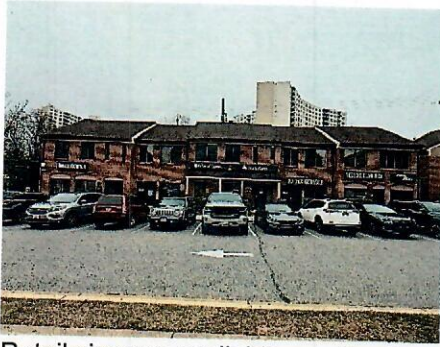
FURNITURE: Most of the furniture can convey with the sale.

OCCUPANCY: Seller must provide a 90-day notice to a current tenant to vacate the space. Closing can be delayed if buyer desires the unit vacant at closing. Negotiable.

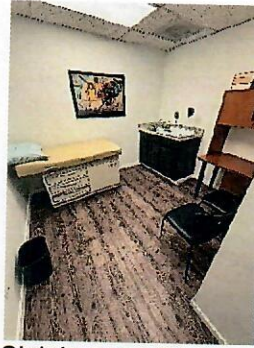
SIGNAGE: As with many other units in the park (see picture below), the new owner can install a **RETAIL BOX SIGN** overtop the front entrance of the unit, thereby providing excellent signage and visibility. This is a rare opportunity that most office parks do not allow.

PARK MANAGEMENT: This condo park is managed and maintained professionally with low condo fees.

PARKING: This complex has a significant amount of non-assigned free on-site parking available to all units. Very few developments contain this amount of free parking for its owners and guests.



Retail signage available on all units



Sink in one office



Kitchenette w/sink



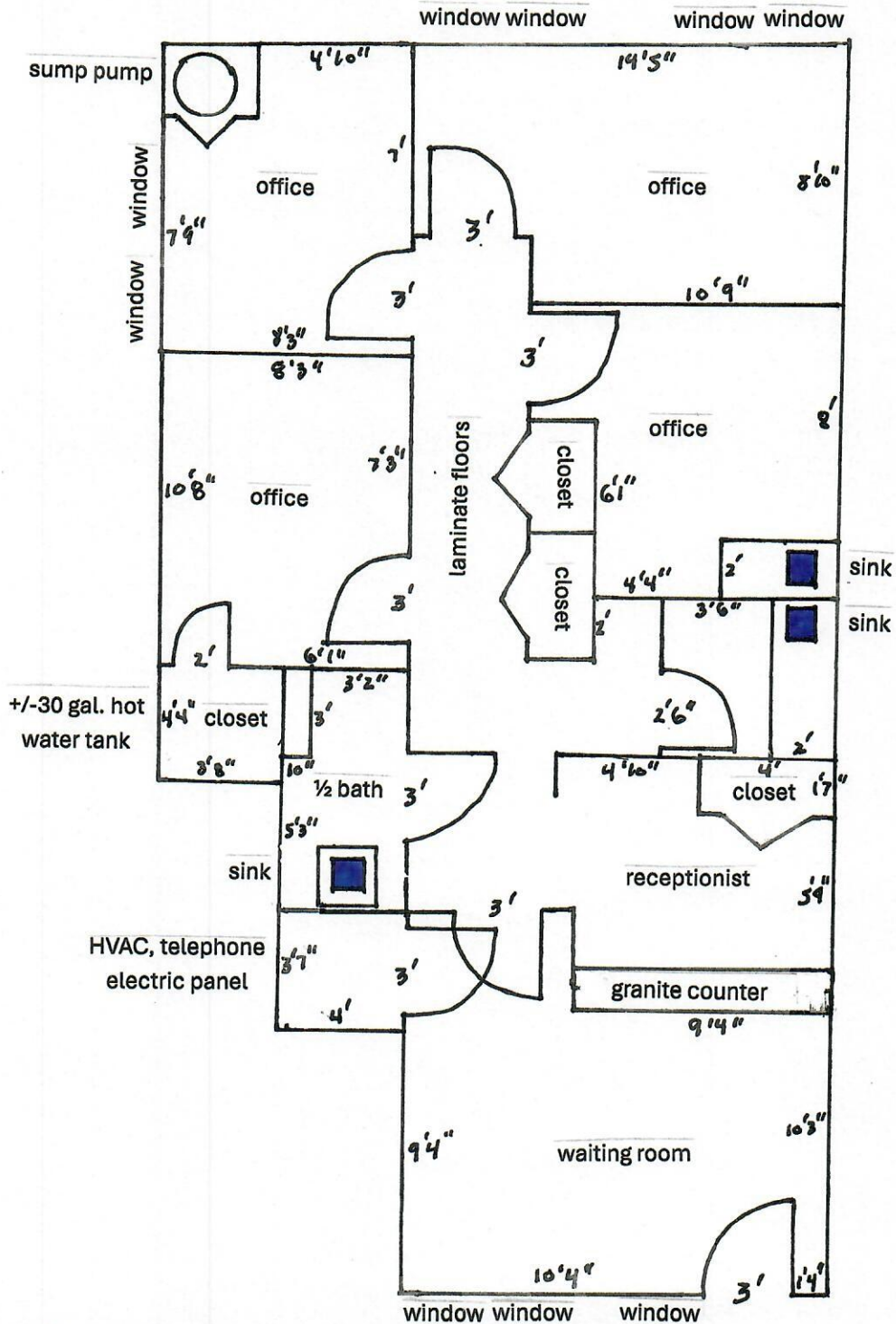
Laminate floors

ZONING: CRT, Commercial Residential Town. Zoning that permits office, medical, service and retail uses.

LOCATION: The property is accessible by going north on Route 29 from the beltway towards White Oak, making a right on Lockwood Drive and proceed up the hill to the complex (look for the White Oak Professional Park sign) on the right just before New Hampshire Avenue.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions change of price, prior sale or withdrawal from the market without notice.

11217 Lockwood Drive – Floor Plan



This is an approximate interior floor plan of the condo for sale. If exact measurements are required one should remeasure for accuracy.

PARKING LOT