



WKW COMMERCIAL

FOR SALE \$575,000

Two Commercial Office Portfolio Sale



Conference Room



Just Off Veirs Mill Rd



Reception Area

Property Highlights:

- Two 2nd-level office condominiums
- Total of 1,750 sf or 875 sf each
- Ideally suited for service-oriented businesses
- Two assigned parking spaces per unit, plus visitor parking spots
- Convenient access to the community mailboxes
- Separate HVAC systems.
- CRN-0.5, C-0.5 zoning



WAYNE K. WILLIAMS, JR.

Wayne@WKWCommercial.com

202-550-5709



Contact Us Now for More Information

BENNETTREALTY SOLUTIONS | 301-459-5040

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Excellent opportunity to own two 2nd level office condominiums in the sought-after Heritage Park Office Condominium complex.

Property Description

12118B and 12120B, a total of 1,750 sf or 875 sf each, can be used together or separately. These well-designed 875 sq. ft. units are ideally suited for professional use such as medical, dental, accounting, insurance, or other service-oriented businesses.

Unit 12118B features a very large conference room, a second large office suitable for bullpen style use, a rest room, and a waiting area. (See floor plan)

Unit 12120 features 4 offices of varying sizes and a 5th office that is perfect for a small office or file room (see floor plan).

With multi-paneled glass-paned doors to all of the offices and multiple windows in each unit, the condos provide an open feeling and a shared space while allowing privacy. The largest of the offices are accessible through double French doors and one boasts a 3-paned bay window that allows considerable natural light.

The two units are accessible from the ground level by stairs once you enter the buildings alcove. The stairway separates the two units, so each condo can be used separately or as part of a larger unified office. (There is no elevator.)

The floor plan can be arranged in any preferred configuration, but the existing combined floor plan easily accommodates receptionist office and waiting areas, a file room, a conference room, main offices, and a private bath (in unit 12118B).

Rare chance to own two adjoining office condos within the same complex. Office furniture and phone systems are negotiable.

Condo fee: \$165 per unit, includes CAM

Taxes: \$2,778 annually per unit

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12118B

12120B

