



3 TENANT COMMERCIAL BUILDING FOR SALE OR LEASE

Signage Opportunity Here!

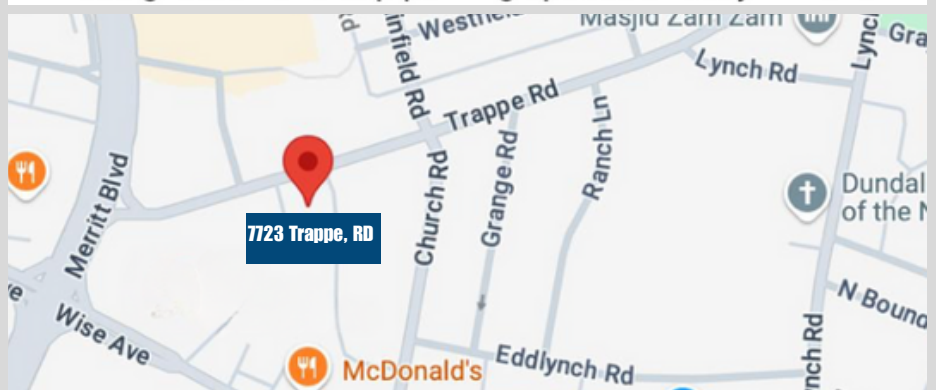
7723 TRAPPE RD, DUNDALK, MD

OFFERING SUMMARY

| | |
|-------------------------|---------------------|
| SALE LIST PRICE: | \$639,000 |
| LEASE LIST PRICE: | \$2,600 |
| TAXES | \$5,261 |
| AVAILABLE SF FOR LEASE: | 1,800 SF |
| BUILDING SF: | 3,400 SF |
| LOT SIZE: | 0.32 SF |
| YEAR BUILT: | 1952 |
| HVAC: | Separately metered |
| PARKING: | Private, Unreserved |
| ZONING: | BM-CT |

PROPERTY OVERVIEW

- High visibility with 38,013 Average Annual Daily Traffic on Merritt Boulevard at Trappe Road
- Minutes from I-695, I-95 & Baltimore City, ensuring high accessibility
- Two long term tenants with renewals
- 1 Vacant Office Suite – Asking Rate: \$2,600/Month plus utilities
- 5 private offices with a storage closet and private restroom for maximum functionality
- ADA ramp access and handicap accessibility for inclusive ease of entry
- 2 designated handicap parking spaces directly in front



CONTACT US TODAY FOR MORE INFORMATION

HELEN DELLHEIM, JD
 helen@wincommercial.com
 Direct: 410-258-4136 | Office 410-312-0000



Win Commercial Group of KWRC
 8825 Stanford Blvd Suite 300
 Columbia, MD 21045