

# 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.

|                      |                        |
|----------------------|------------------------|
| <b>Zoning</b>        | CR-8 C-6 R-7.5 H-200 T |
| <b>Lot Size</b>      | 3,520 S.F.             |
| <b>Building Size</b> | 10,560 S.F.            |
| <b>Price</b>         | \$4,250,000            |



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

*Celebrating*  
**31** Years  
1994-2025



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

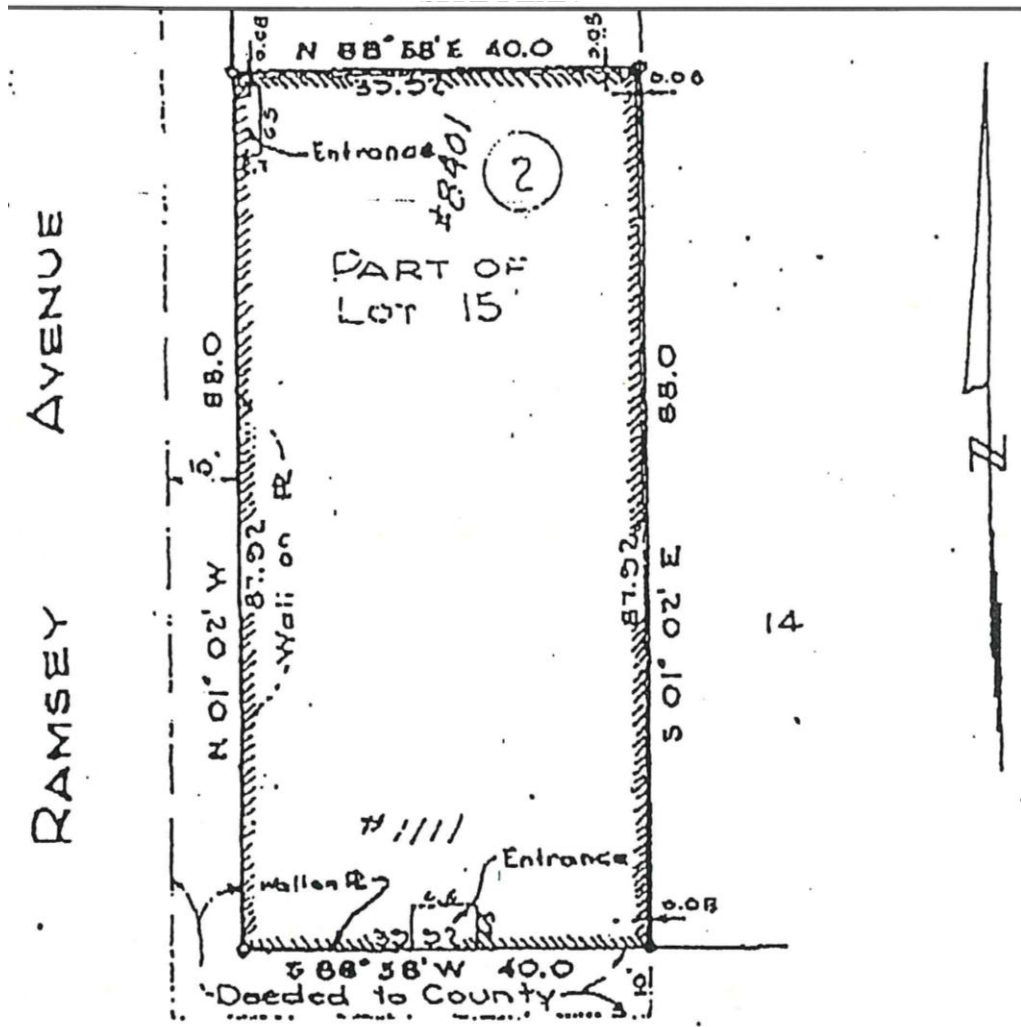
Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, or other conditions.

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        | : | \$4,250,000  |
| 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      | : | \$21,143.96  |
| 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



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.

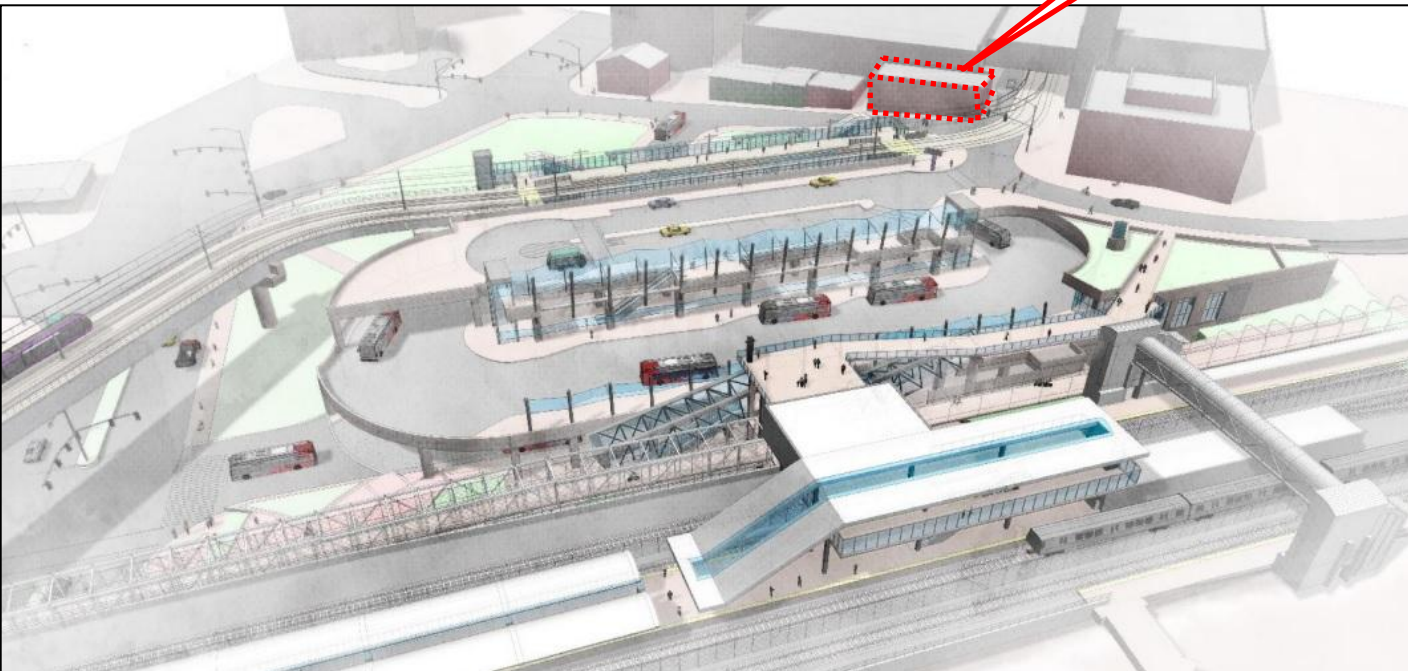




## EXPENSE DETAIL 2024 - 2025

| COST TYPE                     | MONTHLY AMOUNT    |
|-------------------------------|-------------------|
| Utilities                     | \$1,916.67        |
| Real Estate Taxes             | \$1,762.00        |
| Insurance                     | \$416.67          |
| Maintenance / Cleaning        | \$2,416.67        |
| <b>Total Monthly Expenses</b> | <b>\$6,512.01</b> |

**1111  
Bonifant**

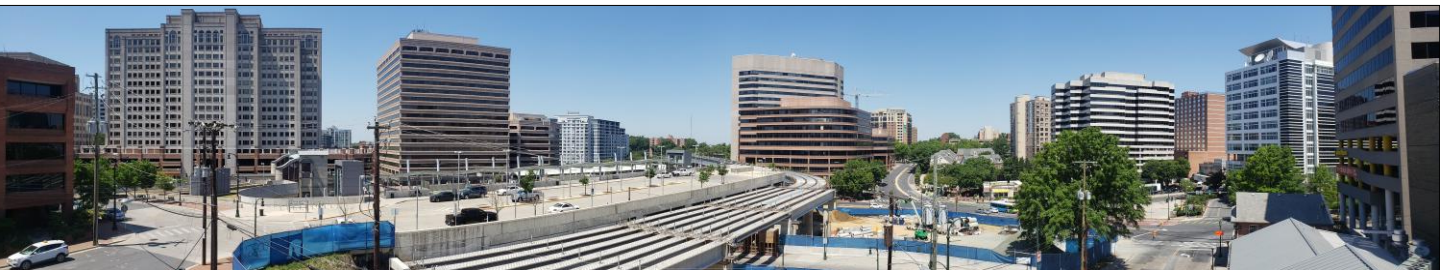
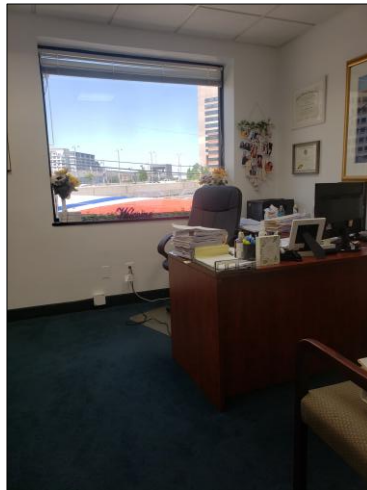


***Silver Spring Metro Red Line / Purple Line Station***

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.



# 1111 BONIFANT STREET, SILVER SPRING, MD 20910



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



**Ellsworth Place**

TJ-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 NEXTEREOT

Bete Ethiopian Cuisine

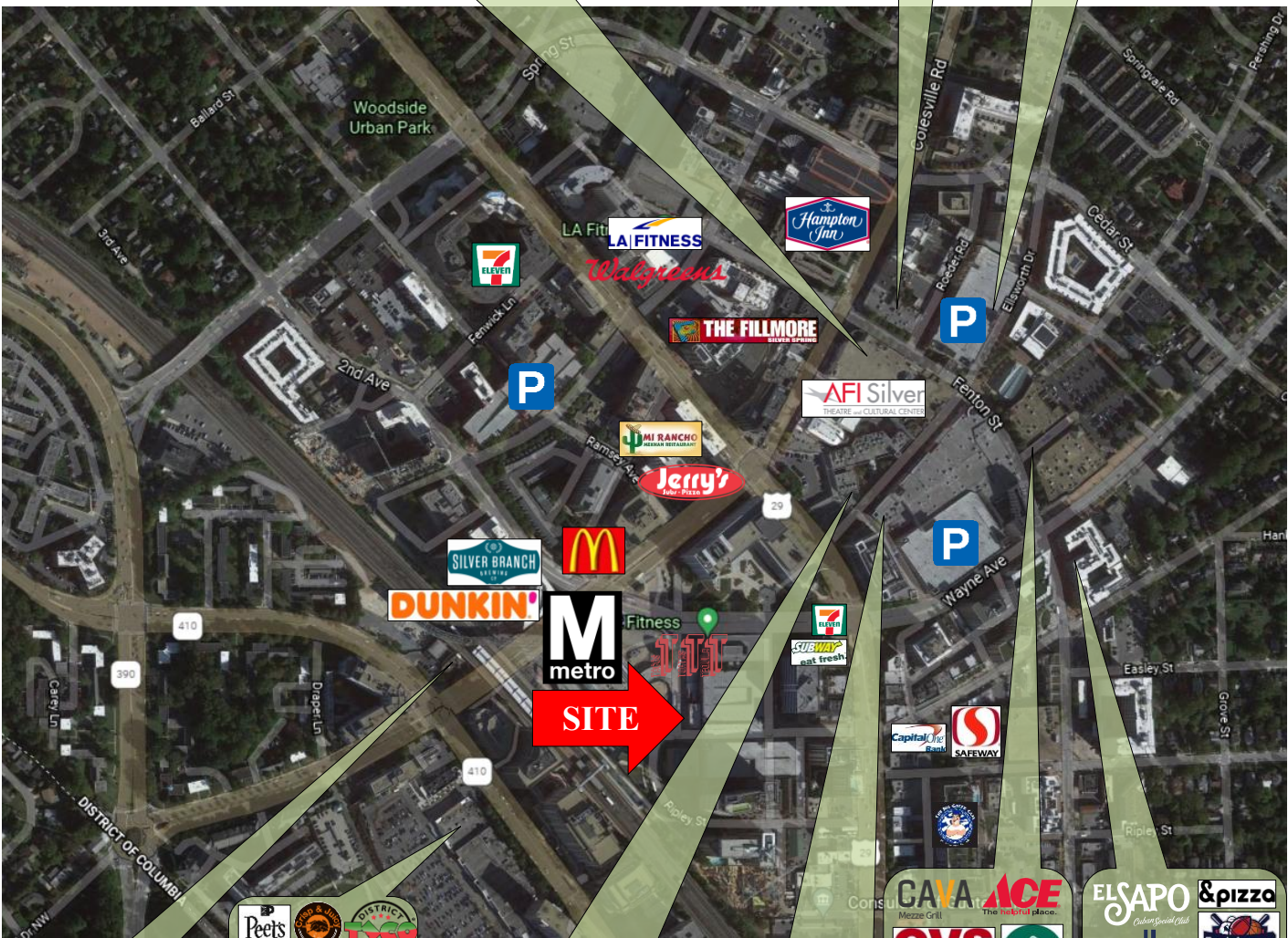
LEBANESE TAVERNA

Chick-fil&

COLD STONE CREAMERY

roll BY GOODYEAR

LOYALTY



WELLS FARGO

Peet's COFFEE | TACO | CVS pharmacy | MAMMA Lucia | Starbucks COFFEE | Giant

matchbox | Panera BREAD | BLUE PEARL BUFFET & GRILL | KUNG FU TEA | Starbucks COFFEE

The ELEANOR | Red Lobster | BEN & JERRY'S | Pottery Barn | McGinty's Public House | MOD | CHIP OTOL

myeyeDr. | BIBIBOP asian grill.

COPPER CANYON GRILL | ANN TAYLOR | LOFT | ULTA BEAUTY

DSW SHOE WAREHOUSE | H&M | sweetgreen

Nando's Peri-Peri | M | REGAL CINEMAS

CAVA ACE | CVS pharmacy | WHOLE FOODS | PLNT BURGER

EL SAPO | &pizza | 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  
Chido's Tex-Mex Grill  
Cold Stone Creamery  
Copper Canyon Grill  
Crisp & Juicy  
Dave & Buster's  
Denizen's Brewing Co.  
District Taco  
Dunkin'  
Einstein Bros. Bagels  
Fantasticks Custom Gelato  
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  
The Big Greek Café  
The Pepper Thai Kitchen

### ENTERTAINMENT

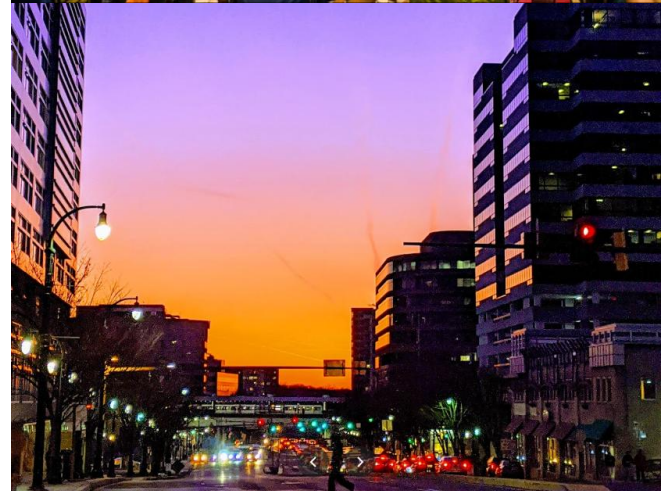
AFI Silver Theatre  
Blackbox Theatre  
Regal Majestic & IMAX  
The Fillmore

### 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

Gold's Gym  
LA Fitness  
Orangetheory  
Planet Fitness  
Pure Barre



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.



## 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.

