



***SECOND GENERATION RESTAURANT
FOR LEASE***



***4940 and 4948 Fairmont Avenue
Bethesda, Maryland 20814***

BUILDING AREA:	4940 Fairmont Avenue 2,600 square feet. 4948 Fairmont Avenue 6,694 square feet.
FRONTAGE:	4940 Fairmont Avenue 25 feet 4948 Fairmont Avenue 75 feet
RENT:	Negotiable.
REAL ESTATE TAXES:	4940 Fairmont Avenue \$16,984 for 2021 4948 Fairmont Avenue \$39,896 for 2021
FEATURES:	Outdoor Patio 800 square feet (4948 Fairmont) Commercial Restaurant Kitchen and Infrastructure Various ceiling heights 10'11' to 11'5'. Twenty Seven Foot Kitchen Hood. Adjacent to public parking structure. Close to Red Line Bethesda Metro Stop.

The Fairmont Avenue Properties can be leased together or separately. The existing kitchen is located in 4948 Fairmont Avenue and 4940 Fairmont Avenue has some kitchen infrastructure. 4948 Fairmont Avenue enjoys an outdoor patio as well as a large banquet and event space.

FOR FURTHER INFORMATION CALL: TOM CONLEY

(301)-656-0100 Office (301)-538-5044 Cell

The information contained herein has been furnished to Conley Management, Inc. from sources deemed reliable. Conley Management, Inc. has no reason to doubt the accuracy of the information herein, however we do not guarantee its accuracy or completeness. All information is subject to changes, errors, omission, prior sale or lease, or withdrawal from the market and no warranty is made to the accuracy or completeness thereof by Conley Management, Inc.





