

7400-7404 Rhode Island Ave
College Park, MD 20740

CAPSTAR
COMMERCIAL REALTY



PROPERTY FOR SALE

OFFERING SUMMARY

Sale Price:	\$1,298,000
Building Size:	5,720 Rentable SF
Lot Size:	0.9 AC
Sale Type:	Investment
Building Type:	Multi-family Apartments
Zoning	RMF-20 & RSF-65
Total Unit No.:	10
Parking Space:	15

PROPERTY HIGHLIGHTS

- Located in Historic College Park.
- Property includes two buildings and a private parking lot.
- **Precious exclusive private parking lot with 15 spaces.**
- Total 10 rentable apartment units.
- On-site laundry facility.
- 0.5 mile from UMD College Park campus.
- 0.4 mile to College Park Metro Station.
- Walking distance to retail and restaurants.
- **0.25 AC Development opportunity at the back. (RSF-65 Zoning).**

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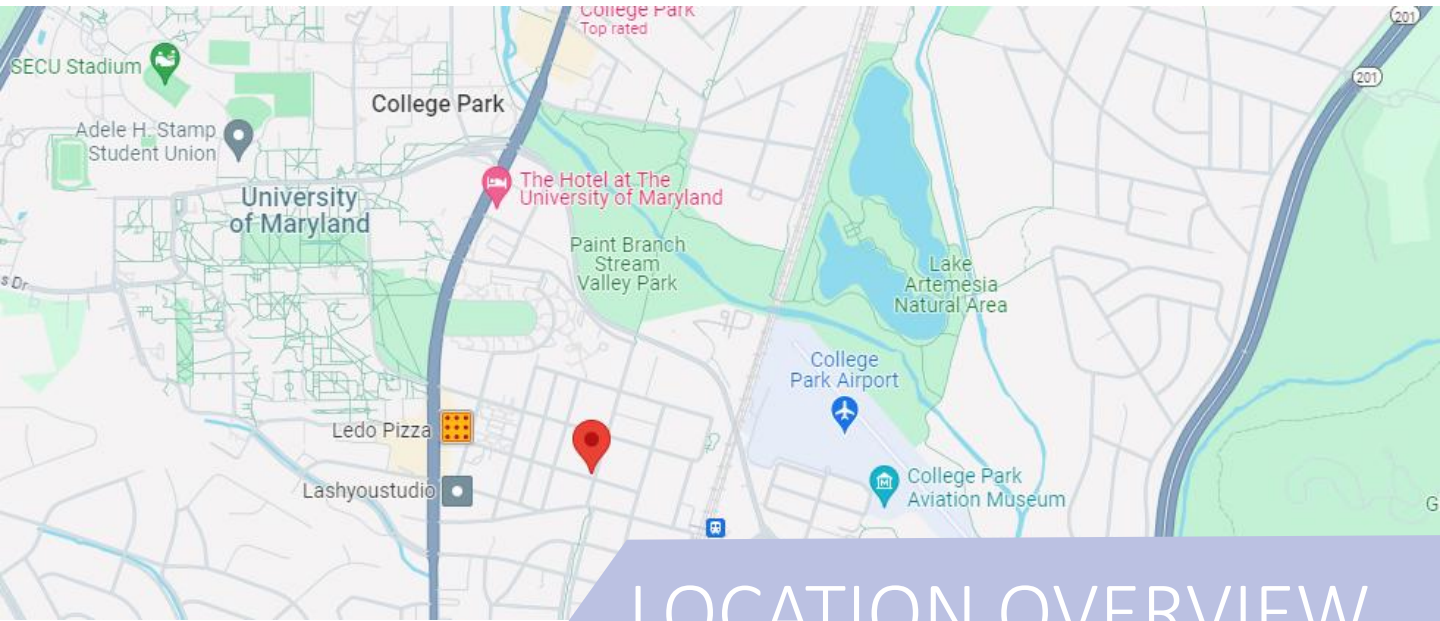
438 N Frederick Ave #450
Gaithersburg MD
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced and are not necessarily to scale. All information should be verified prior to purchase or lease.

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LOCATION OVERVIEW

Located in Historic College Park, the property includes two buildings and a private parking lot. It is just a 10-min-walking distance from University of Maryland College Park campus or to the College Park Metro Station. Easy access to local shops, restaurants, and grocery. 15 total off-street parking space available. 75% of the lot is RMF-20 zoning and 25% of the lot is RSF-65 zoning.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population (2024)	18,018	183,730	443,445
Households	4,840	56,456	148,820
Ag. HH Income	\$91,304	\$94,065	\$102,218
Median HH Income	\$50,594	\$72,304	\$77,163
Median Age	24.7	32.4	36.1

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AERIAL MAP

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The property has total 10 rentable apartment units, including 5 studio units, 2 one-bedroom units, and 3 two-bedroom units. The total potential annual gross income for this property is about \$158,820.

	Unit Type	Unit Size	Market Mo Rent
7400 Unit 1	1B1B	608	\$1,500
7400 Unit 2	2B1B	741	\$1,875
7400 Unit 3	2B1B	695	\$1,200
7400 Unit 4	Studio	432	\$1,075
7400 Unit 5	1B1B	640	\$1,400
7404 Unit 1	2B1B	960	\$1,600
7404 Unit 2	Studio	540	\$1,075
7404 Unit 3	Studio	380	\$1,075
7404 Unit 5	Studio	380	\$1,185
7404 Unit 6	Studio	372	\$1,100
Total Potential Mo. Gross Income			\$13,085

Units & Improvements

IMPROVEMENTS

The Landlord has spent over \$30,000 to improve and renovate the units and the building since 2023. The work includes:

- 7400 Unit 1, Unit 2, Unit 5 Renovation
- 7404 Unit 3, Unit 5, Unit 6 Renovation
- 7404 Unit 6 Shower Remodeling
- 7400 & 7404 Building Exterior & Common Area Repair & Painting
- 7400 & 7404 Building Radiator Shut-off Valve Replacement

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For More Information, Please Contact:

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