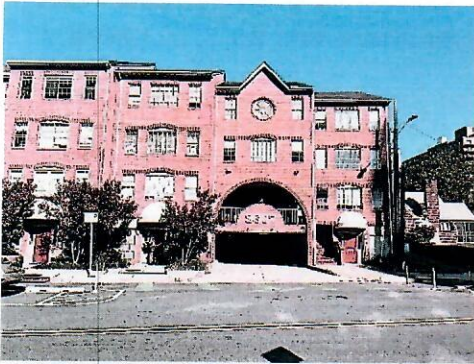


## 897 S.F. Office - For Sale

8607 2nd Avenue, Unit 401  
Silver Spring, Maryland 20910

3 or 4 Offices – Parking Space -Shows Great



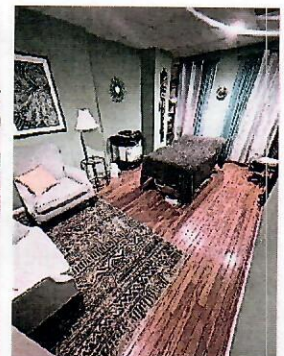
Exterior view of building.



Kitchenette & hallway



Entrance



Typical office – Wood floors

**IMPROVEMENTS/PARKING:** Very attractive unit facing 2<sup>nd</sup> Avenue and easily accessible right off the elevator! This unit is divided up into 3 - 4 offices, reception area, kitchenette, 1/2 bath and more. The common hallways and offices have either hardwood or laminate flooring, 24/7 access and control of your own HVAC. The unit has its own separate heat pump, air handler, water heater and electric meter. Very attractive and comfortable appearance. Ready for quick occupancy. The trash dumpster is located in the rear of the parking area. Ideal for an owner user, as the space will be vacant at settlement. This sale includes 1 covered parking space in the complex, space P-14.

**ZONING:** CR zone. A wide variety of commercial uses are allowed in this zoning. Ideal for office and service uses.

**SALE:** \$349,900

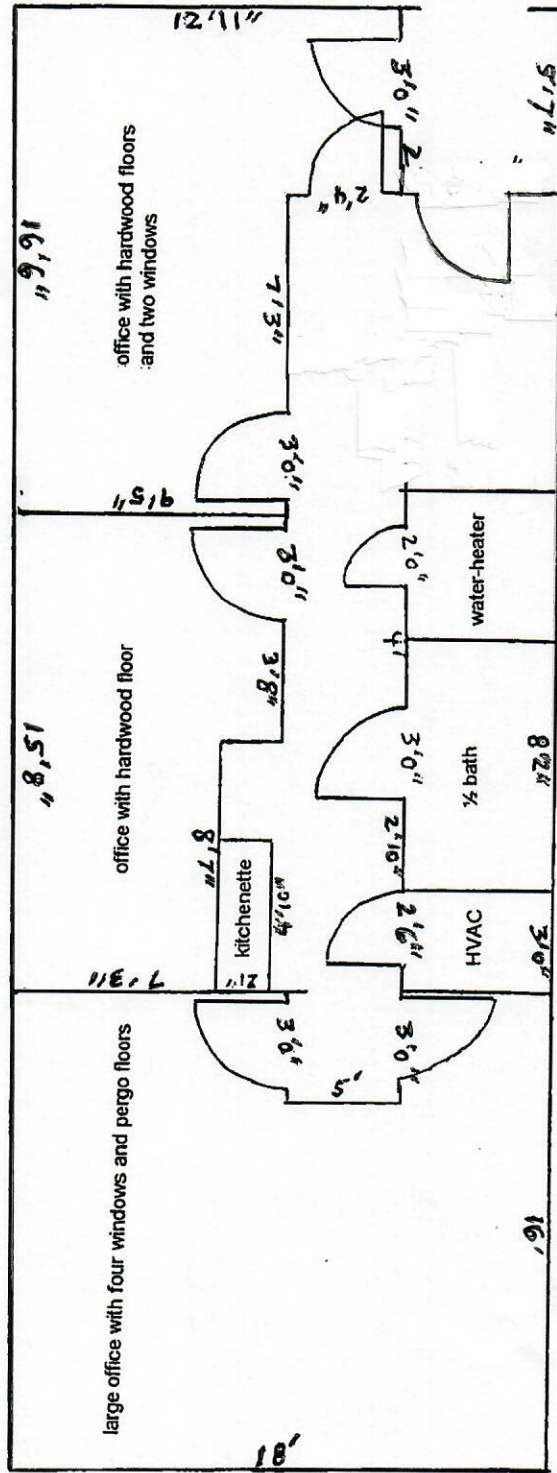
**REAL ESTATE TAX / CONDO FEE:** 2024 real estate tax \$3,826. Current condo fee is \$481 / month.

**LOCATION:** The property is located directly across from the Fenwick apartment complex on 2nd Avenue between Spring Street and Fenwick Lane. The Silver Spring Metro Station is 3 blocks from the property. The unit is accessible via stairway or elevator. The future Purple Line station will be 3 blocks from the property once complete.

**SIGNAGE/COMPLEX:** Occupant is allowed signage on the directory signs located as you enter the complex near the elevators and a brass sign on the unit door. The complex has two elevators, which allows for ADA access.

**LEGAL:** Tax Map JN 23, Second Ave. Plaza Phase 1 Subdivision, Block 10, Lot P21, unit 401 & P-14. District 13 Account Numbers 02541795 & 02542312.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Leased subject to correction of errors, omissions changes of price, prior lease or withdrawal from the market without notice.



8607 2<sup>nd</sup> Avenue, Unit 401-A