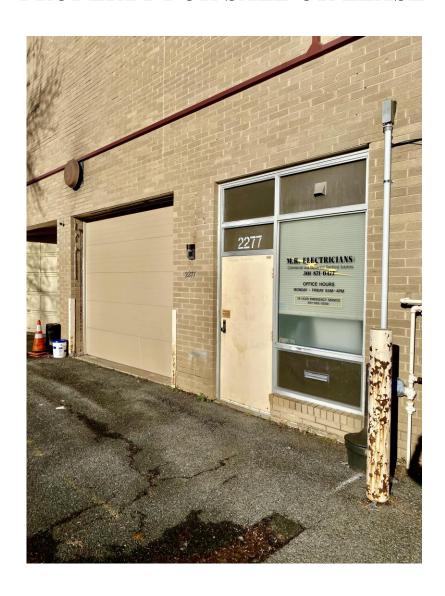


INDUSTRIAL CONDOMINIUM PROPERTY FOR SALE OR LEASE



2277 Lewis Avenue Rockville, Maryland 20851

BUILDING AREA: Approximately 1,500 square feet down.

Approximately 1,000 square feet down

Plus additional storage

ZONING: City of Rockville Light Industrial

SALE PRICE: \$ 500,000.00

LEASE PRICE: \$3,500.00 per month

REAL ESTATE TAXES: \$4,533.17 for 2024

CONDOMINIUM: Lewis Avenue Condominium Association.

Common area charges are \$2,600.00 per year.

FEATURES: Drive in door

Heating and cooling

Kitchenette Renovated 2012

Rare Opportunity to own a small light industrial condominium unit in south Rockville close to the red line metro and easy road access to points north

south, east and west.

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 it. 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.

