



**OFFICE/MEDICAL SUITE
OFFERED FOR SALE**

ADDRESS:	7600 Osler Drive Suite 307 (3-C-1) Towson, Maryland 21204
OFFICE SIZE:	914SF
SALE PRICE:	\$118,820
CONDOMINIUM FEE:	Condo Fee: \$995.95/month-includes electric Reserve Contribution: \$349.93/month
REAL ESTATE TAXE 2026	\$2,567.29/annually
PARKING:	Free and unreserved 4.50/1000
BUILDING SIZE:	60,000 SF
TOTAL NUMBER OF LEVELS:	4
ELEVATOR:	2
UTILITY SERVICE:	Electric, public water and public sewer
HVAC:	Electric & maintenance included in condo fee
YEAR BUILT:	1975
AMENITIES:	<ul style="list-style-type: none">▪ 3 exams/offices, admin, waiting area, restroom, open space▪ Professionally managed, onsite free surface parking▪ Convenient to GBMC and Sheppard Pratt▪ Adjacent to UMD St. Joseph Medical Center

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

Lyn S. Jablonski

410-241-9729

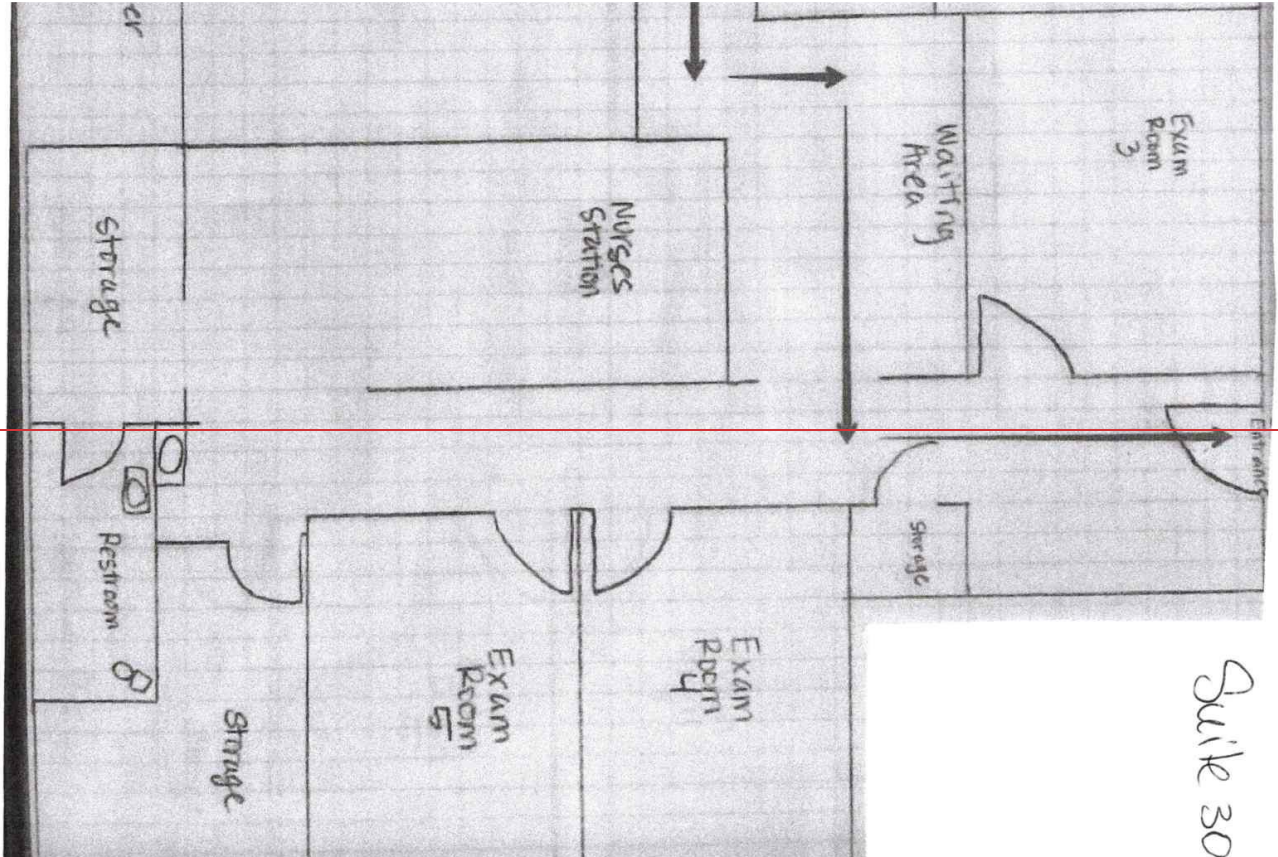
Email: ljablonski@trialliance.com

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

22 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204 ▲ Tel: 410-472-3510 ▲ www.trialliance.com

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