

FOR SALE

4009 34th Street, Mount Rainier MD 20712

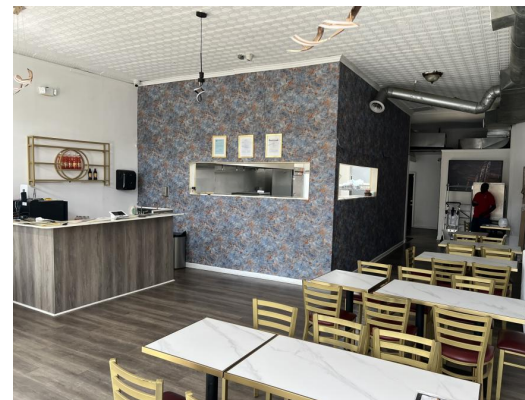
Mt Rainier Production Kitchen & Flex Retail

Located within the historic Mount Rainier Town Center – known for its walkable shops, vibrant arts, and historic neighborhoods, the property measures approximately 2,300 square feet on two levels, and features a first-floor dining area with an open kitchen/grille and half bathroom. The fully functional lower level includes; an office, half bath, built-in refrigeration, triple sink, additional freezer space, and a mop room. Recently triple net leased to a fast-casual restaurant through 2029, this is a leased investment with the occupant's commercial lease running through 2029, with annual escalations and minimal ongoing responsibility for a new owner. The building is served with 3 phase power, natural gas, and municipal water and sewer. The updated kitchen features a new hood and exhaust system, a grease trap, multiple sinks and preparation locations as well as half bathrooms on each level.



Offering Summary

- Price: \$625,000 / \$271.73 sq/ft
- Income: \$42,826.50 (1/1/25) + 3% / yr
- Sq Ft: ~2,300
- Zoning: LMUTC (Prince George's Co.)
- Lease Term: 1/1/24 – 6/30/29



Langdon D. Hample, Broker

Main Office: 301.942.4444 / Desk: 240.582.6156 / Mobile: 202.215.6095

email: Langdon@congressionalcommercial.com

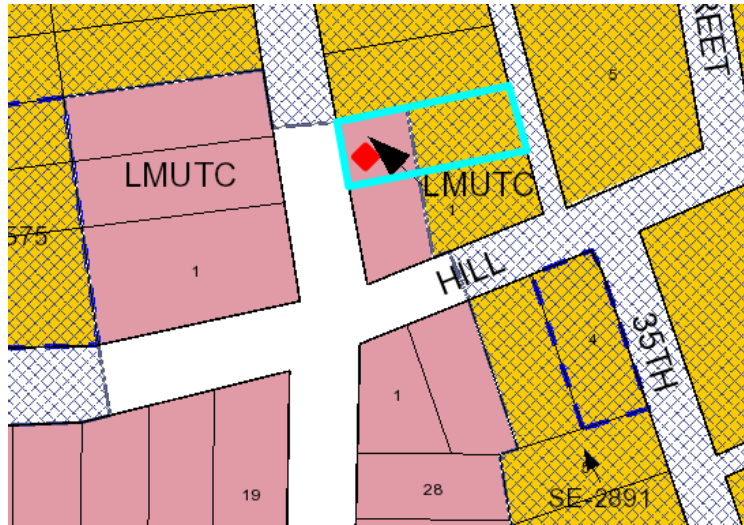
Interior POS & Seating Area



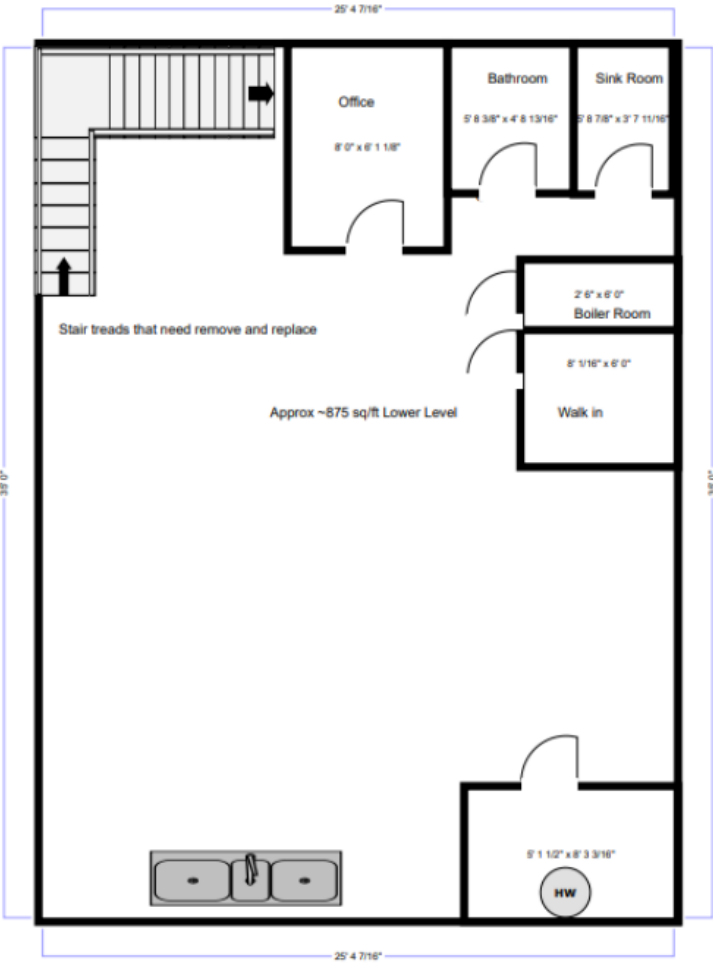
New Kitchen Fixtures & Production Basement



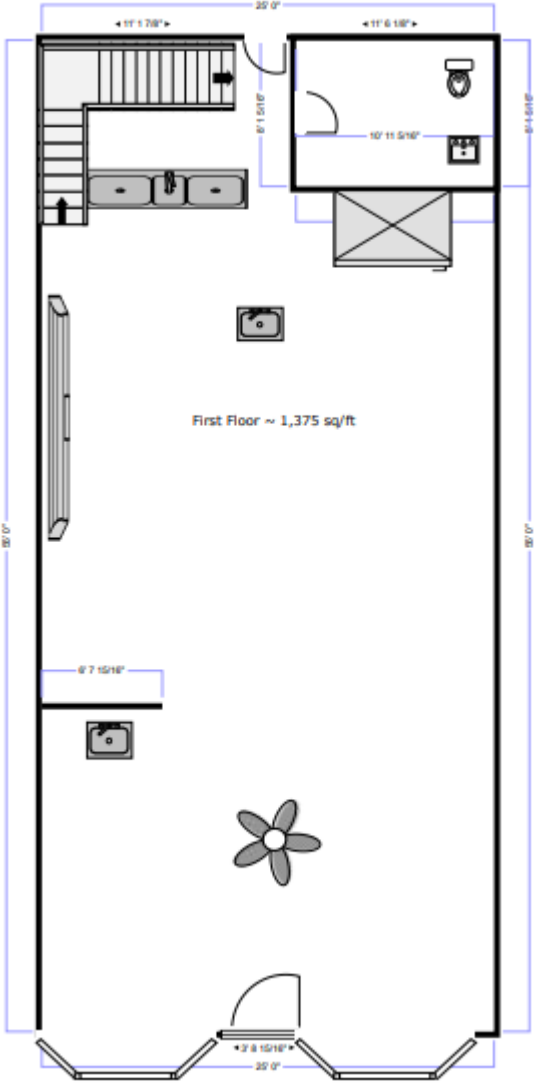
Zoning & Aerial Map



Draft Floor Plans (Retail & Lower Level)



4009 34th Street Draft Floor Plan Lower Level
Approx: ~875 sq/ft



First Floor ~ 1,375 sq/ft

County Tax Record (7/1/24-6/30/25)

Property Tax Inquiry

PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 25
TAX PERIOD 07/01/24 - 06/30/25
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER: 1919133 DISTRICT: 17 DATA AS OF: 11/02/24 at 15:10:06

[New Search](#)

OWNER:
4009 34TH STREET LLC

CARE OF:

[Help](#)
[Payment History](#)

PROPERTY ADDRESS:
004009 34TH ST
MOUNT RAINIER MD 20712-0000

MAILING ADDRESS:
3401 8TH STREET NE
WASHINGTON, DC 20017-

MORTGAGE: UNKNOWN

PROPERTY DESCRIPTION: N 25 FT OF S 4 0 FT OF W 65 FT OF LOT 2

CONDO: PLAT	PHASE	BLDG	UNIT	
SUBNAME: MOUNT RAINIER				LIBER/FOLIO: 37477/028
SECTION:				LATEST DEED: 10/07/2015
LOT:				LAND: 138,100.00
BLOCK: 1				IMPS: 161,900.00
ACREAGE: 1625.000 F				ASSESSMENT: 300,000.00
OCCUPANCY: NOT PRINCIPAL RESIDENCE				

TAX DESCRIPTION:	TAX/CHARGE:
COUNTY PROPERTY TAX	2,505.00
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION	120.00
STATE OF MARYLAND	336.00
PARK & PLANNING	882.00
STORMWATER/CHESAPEAKE BAY WATER QUALITY	162.00
WASHINGTON SUBURBAN TRANSIT COMMISSION	78.00
TOWN LEVY	2,370.00
OTHER MUNICIPAL CHARGES	0.00
FRONT FOOT	0.00
SOLID WASTE SERVICE CHARGE (Retail Store)	230.75
CLEAN WATER ACT FEE	28.94
SPECIAL AREA	0.00
LIENS	0.00
OTHER TAXES/FEES	0.00
LESS HOMEOWNERS TAX CREDIT	0.00
LESS HOMESTEAD TAX CREDIT	0.00
LESS DISCOUNT CREDIT	0.00
TOTAL	6,712.69
PAYMENT RECEIVED	54.82
REFUND DATE	10/30/2024
	INT/PEN
	REFUND AMOUNT
	6,767.51
	0.00

Account No: 1919133 FY25



Exhibit Reference Links

Additional Resources:

- [SDAT MD Real Property Search](#)
- [PG County New Zoning Comparison Map](#)
- [PG Atlas](#)
- [PG County Traffic Count Map](#)

