

# FOR SALE

5612 SPRUCE TREE AVENUE &  
9313 OLD GEORGETOWN ROAD  
BETHESDA, MD 20814

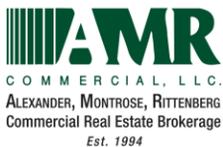
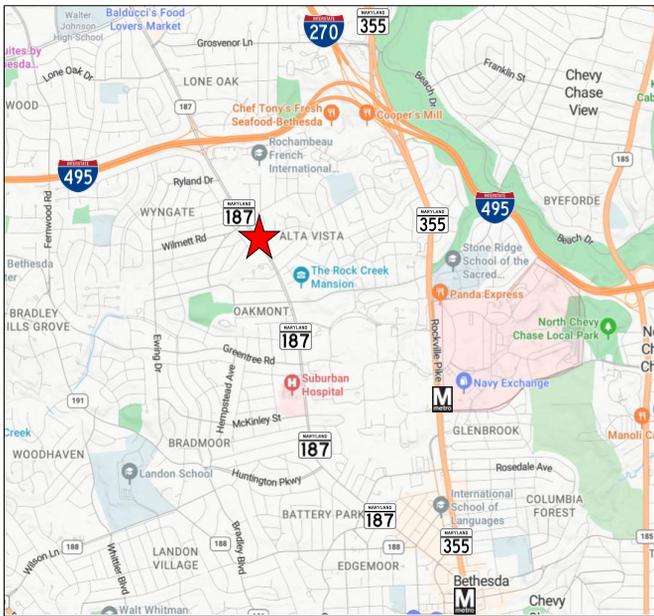
**\$3,200,000**

**6,000+/- Square Foot  
Medical Office Building on  
Contiguous Lots Totaling  
38,238 Square Feet  
Zoned R-60**

*Single-Family Residential with  
Special Exception Permitting  
Professional Office Building*

**UNIQUE OPPORTUNITY FOR  
USER ♦ INVESTOR ♦ DEVELOPER  
PROMINENT EXPOSURE  
40+/- ONSITE PARKING SPACES**

*Currently home to The Pediatric Care Center,  
the building was originally a single-family  
residence built in 1937 and renovated over  
time with the last addition in 1987. Interior  
space is extremely functional and the parking  
on site is unbeatable.*



*Celebrating*  
**32**  
*Years*  
1994-2026



*~ Just 0.5 miles to Capital Beltway ~*

NOT TO SCALE | MEASUREMENTS APPROXIMATE

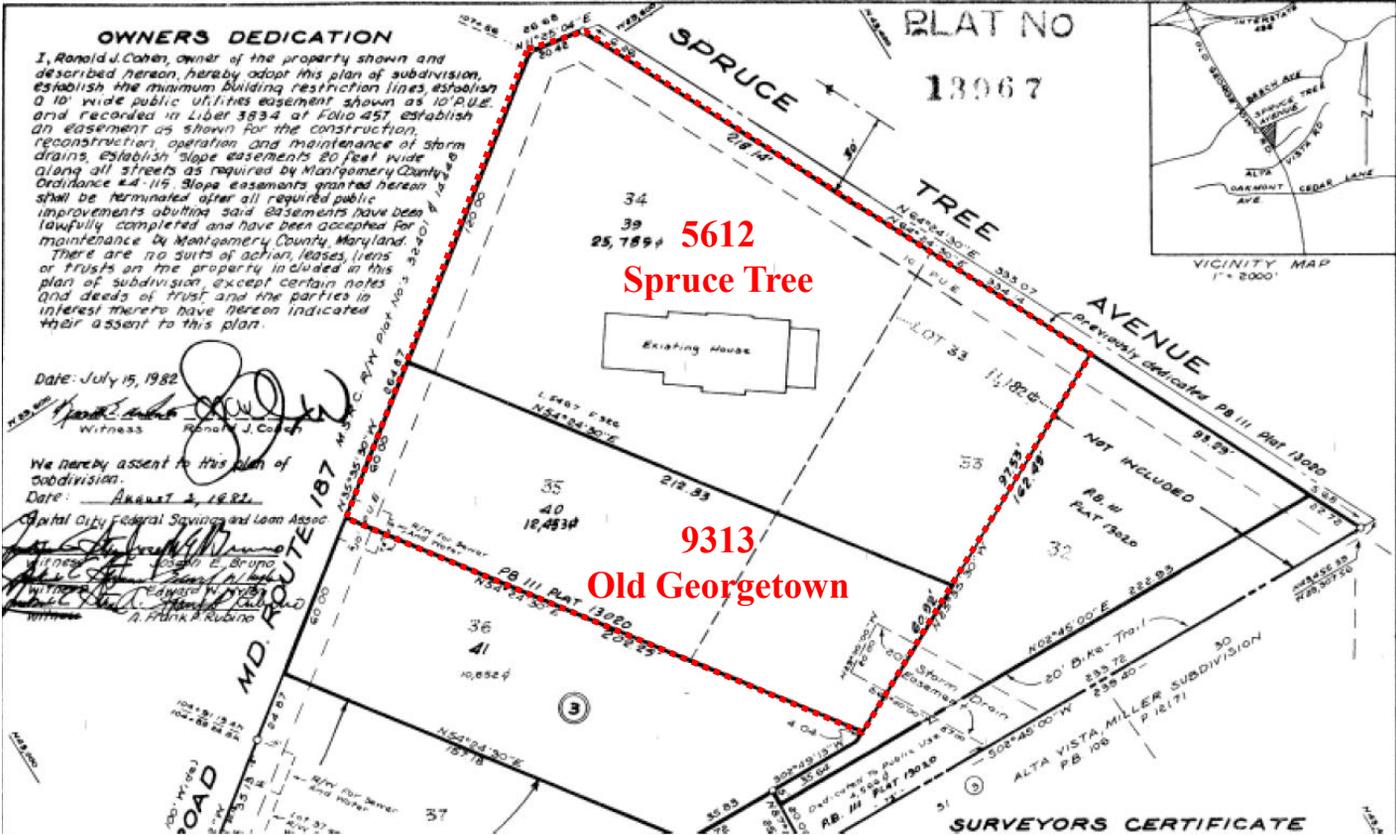
For More Information  
Please Contact:

**JACK ALEXANDER** | [jalexander@amrcommercial.com](mailto:jalexander@amrcommercial.com) | 301.961.9696 | EXT. 207

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

4849 Rugby Avenue ♦ Suite 200 ♦ Bethesda, Maryland 20814 ♦ 301.961.9696 ♦ Fax 301.656.7551 ♦ [www.amrcommercial.com](http://www.amrcommercial.com)

# 5612 Spruce Tree Ave. & 9313 Old Georgetown Rd. Bethesda, Maryland 20814



NOT TO SCALE | MEASUREMENTS APPROXIMATE

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.