



PROPERTY FOR SALE
Ideal Location and Visibility
Retail / Office / Residential
Development Opportunity

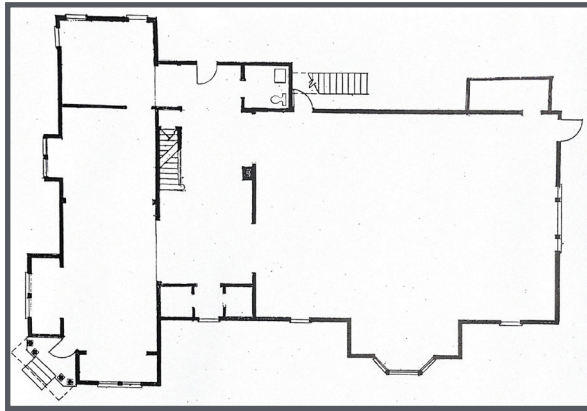
7687 MacArthur Blvd.
Cabin John, MD



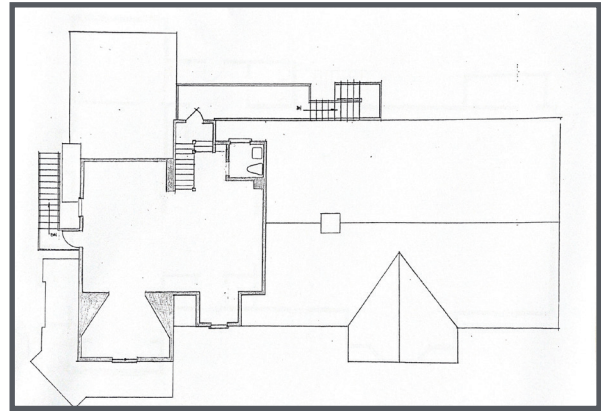
6,200 SF available

Floor plans

7687 MacArthur Blvd.

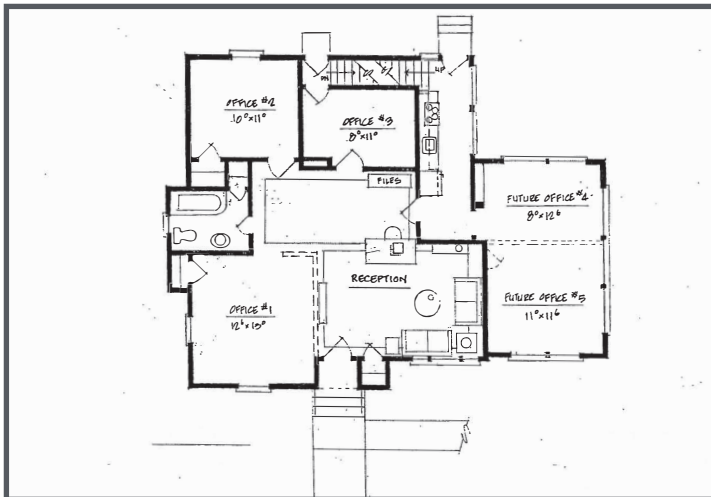


First Floor - 2,812 SF

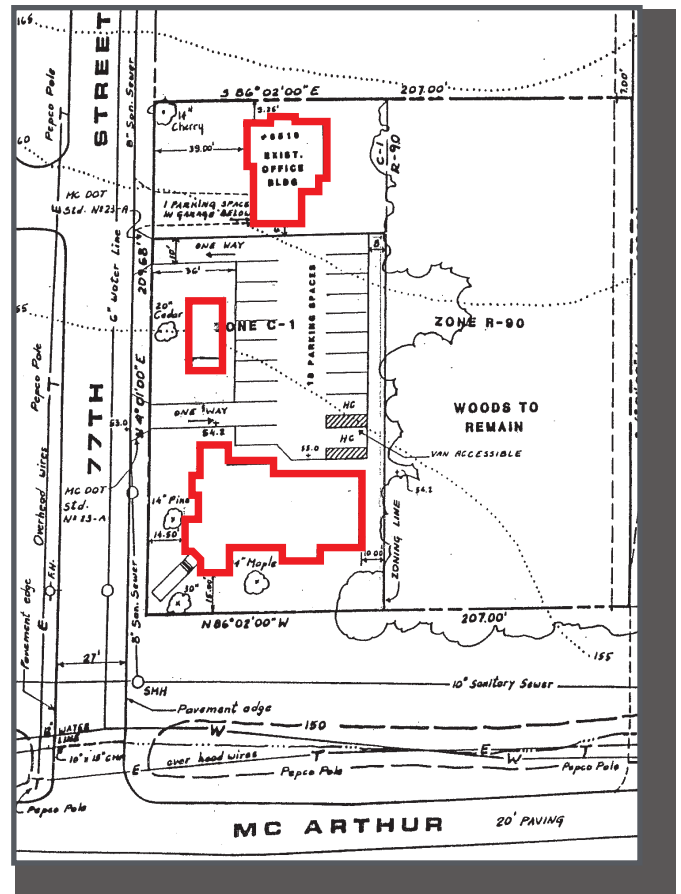


Second Floor - 580 SF

6519 77th St.



1,407 SF



Overview

- Sale Price: \$3.15 Million
- Annual Insurance: \$5,626
- Annual R.E. Taxes: \$22,927
- CAM: \$3,000 per year
- Zoned C-1
- Private parking lot for 16 cars
- Additional parking available on street
- Proven destination location for Retail/Office
- Prime location with great character & charm!

Three Separate Buildings (SF Below)

- **7687 MacArthur Blvd:**
 - 1st 2,812 SF
 - 2nd 580 SF
- **6519 77th Street:**
 - 1st 1,267 SF
 - 2nd 140 SF
- **Aux Building:**
 - 1st 814 SF
 - 2nd 580 SF

Amenities



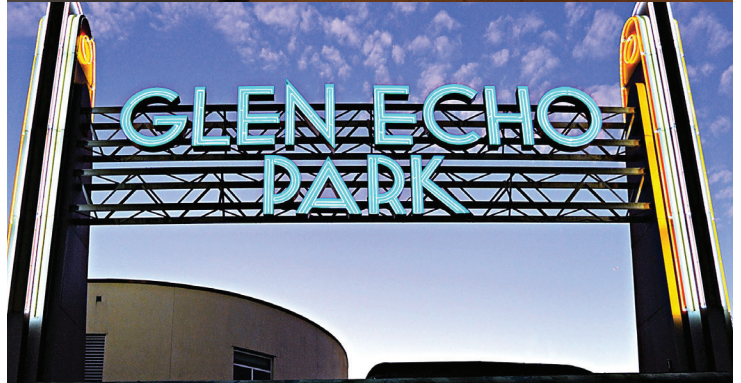
Off-street
surface parking:
16 cars

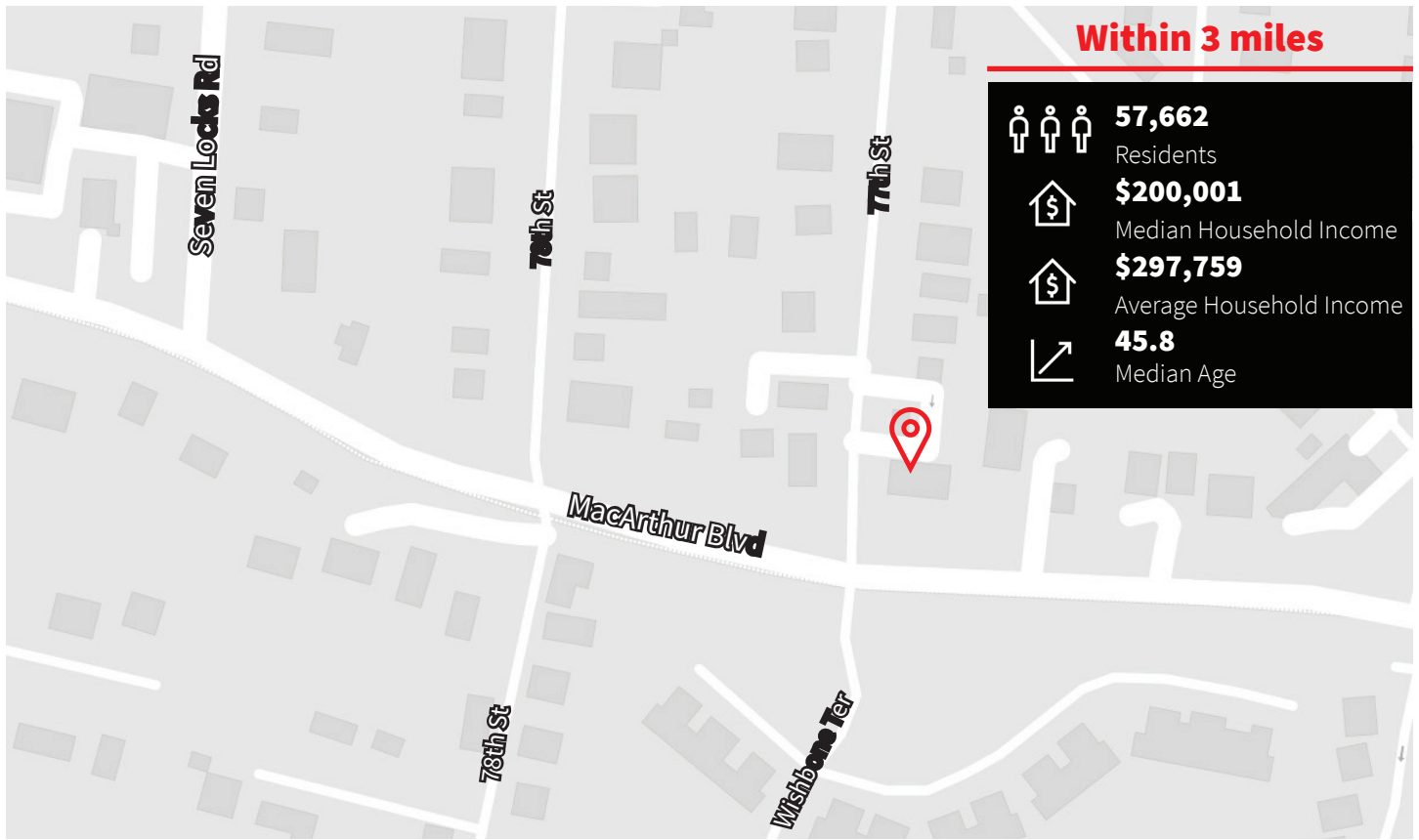


Short drive to MacArthur
Plaza with restaurants,
deli, and grocery store



Great access to
Clara Barton Parkway





7687 MacArthur Boulevard

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