

5001 ST BARNABAS RD  
TEMPLE HILLS, MD 20748



FOR SALE

## Day Care Center For Sale Great Investment Opportunity – Fully Leased

- 7,070 sqft building with 29,098 sqft lot
- Zoned RR - Special Exception
- Day care center with two play areas and on site parking
- Fully leased for five years
- Great proximity to Washington DC, National Harbor, Amazon HQ2, I-495 and MD-210
- Additional lot and house available for sale if desired
- **Asking price: please call agent**



**TED KROOS**

*Commercial Salesperson*

**410-449-1074**

tkroos@friendre.com



**Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com**  
**8436 Veterans Hwy, Millersville, MD 21108**

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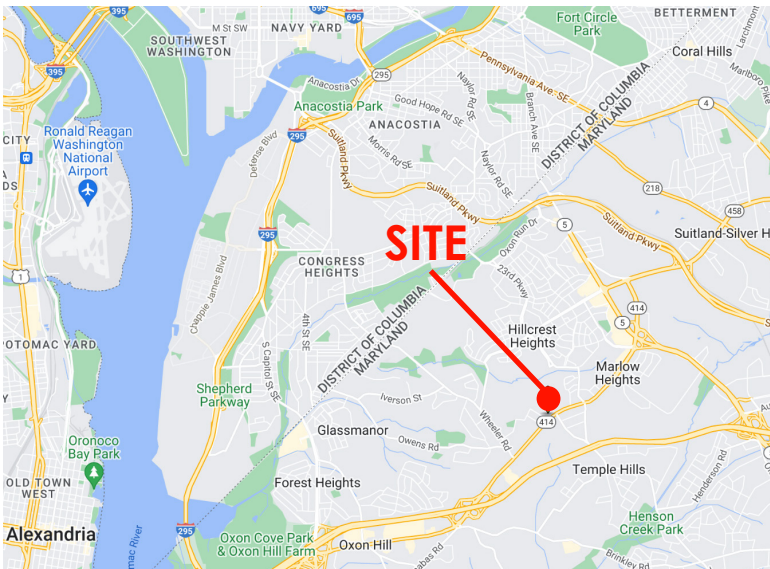
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## Investment Highlights:

- 1031 exchange opportunity
- Rental income
- Fee Simple
- Fully permitted
- 1st time on the market
- Interior upgrades
- Taxes: \$13,889



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