



FOR SALE

\$3,300,000

Educational Campus, Hagerstown I MD

HUGE PRICE REDUCTION!! Motivated Seller!! Attractive, below-market seller-financing available to qualified buyer!

This 7.28 acre campus boasts a dormitory/apartment building and two larger office/education buildings, making it an ideal investment for institutions seeking a turnkey solution or investors looking to capitalize on the growing demand for quality educational facilities. The 13,900 square foot training/office building is currently leased as an office for a three year period with an option of two additional years. The admin/classroom building is 25,688 square feet and was most recently operating as a high school having completed a seven figure renovation in 2021. Finally, the dormitory/apartment building was most recently used for student housing with more typical dorm style units. The unit mix is one one bedroom, one bathroom unit and eight three bedroom, one bathroom units. With some renovations, these could be converted into more traditional apartments with an expected monthly rent exceeding \$10,000. The one bedroom unit has already been renovated.

Taylor Bowen, CCIM
Associate Broker

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