



PRICE REDUCED

FOR SALE: ~~\$1,450,000~~ \$1,200,000

101 LOOKOUT AVE

MT. AIRY, MD 21771

ABOUT THE PROPERTY

101 Lookout Ave is a rare freestanding commercial opportunity in Mt Airy. The existing 10,128 square foot building is situated on .79 acres and contains office and warehouse space with plenty of parking, making the property an ideal location for contractors, automotive users, general retail and office uses, and more.

BUILDING FEATURES

- 10,128 Square Feet
- .79 acres
- Built 1953
- 3 Loading Docks
- Clear height 13' - 16'8"
- Mezzanine Storage
- Flexible Community Commercial Zoning

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 **Scheer Partners**
A Reputation for Results

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LOCATION OVERVIEW



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GENERAL SPECIFICATIONS

Property Name and Address	101 Lookout Avenue, Mt. Airy, Maryland 21771
Year Built	1953
Stories	Single Story
Zoning	Community Commercial
ADA Compliance	No

EXTERIOR CONSTRUCTION

Foundation	Masonry with concrete footings
Roof	Sloped shingle roof
Parking	Free Surface

INTERIOR CONSTRUCTION

Restrooms	2
Clear Height	13' - 16'8"
Loading Specs	Three Dock High 8' x 8' Doors

MECHANICAL/HVAC SYSTEMS

HVAC	Conditioned Office; Unconditioned Warehouse
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UTILITIES

Electric	Potomac Edison
Water/Sewer	Town of Mt. Airy

FIRE/LIFE/SAFETY

Fire Protection/Security System	Unsprinklered
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