

# OFFICE CONDO FOR SALE



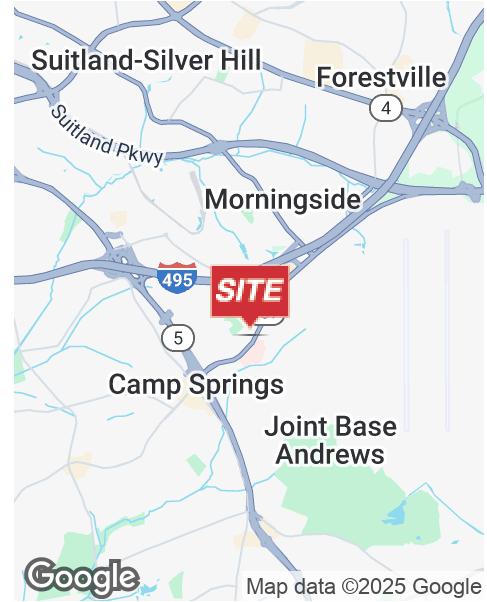
## 5625 ALLENTOWN ROAD Camp Springs, MD 20746

### LOCATION DESCRIPTION

Located in Camp Springs, MD off of Rt 337 (Allentown Rd) across from Joint Base Andrews. Within easy access to Rt 5 (Branch Avenue), Suitland Parkway and I-495 (Capital Beltway).

### PROPERTY DESCRIPTION

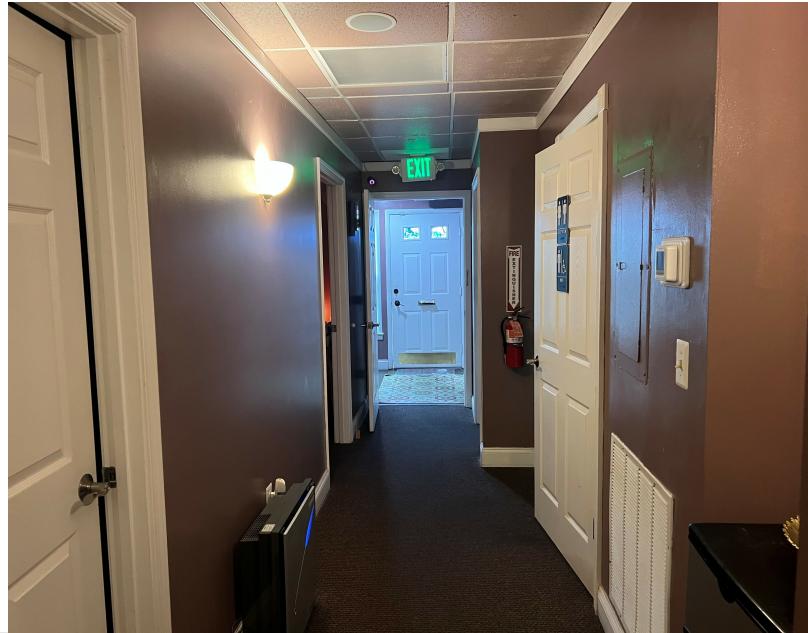
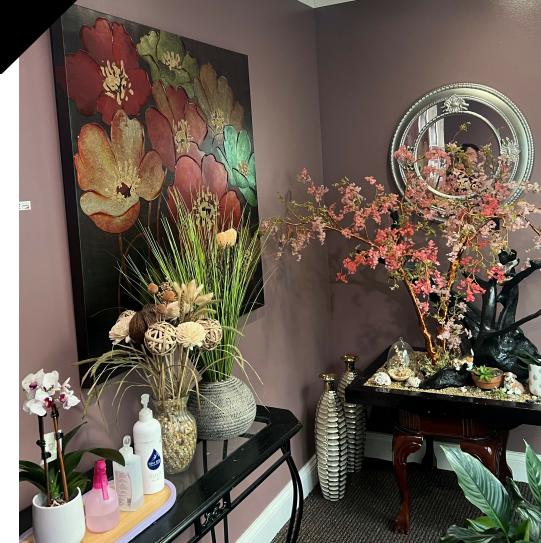
- 976± SF Office Condo For Sale
- Tenant occupied (month-to-month)
  - Acupressure Therapy
  - \$1,700/mo. + utilities
  - Do Not Disturb Tenant
- Separately metered utilities
- First floor accessibility
- Private bathroom
- Shower room
- Kitchenette w/ washer & dryer
- Five (5) treatment rooms
- Condo fee: \$220/month
- Taxes: \$2,085.74/year (2025)
- **Sales Price: \$200,000**



STEVE CATALANO

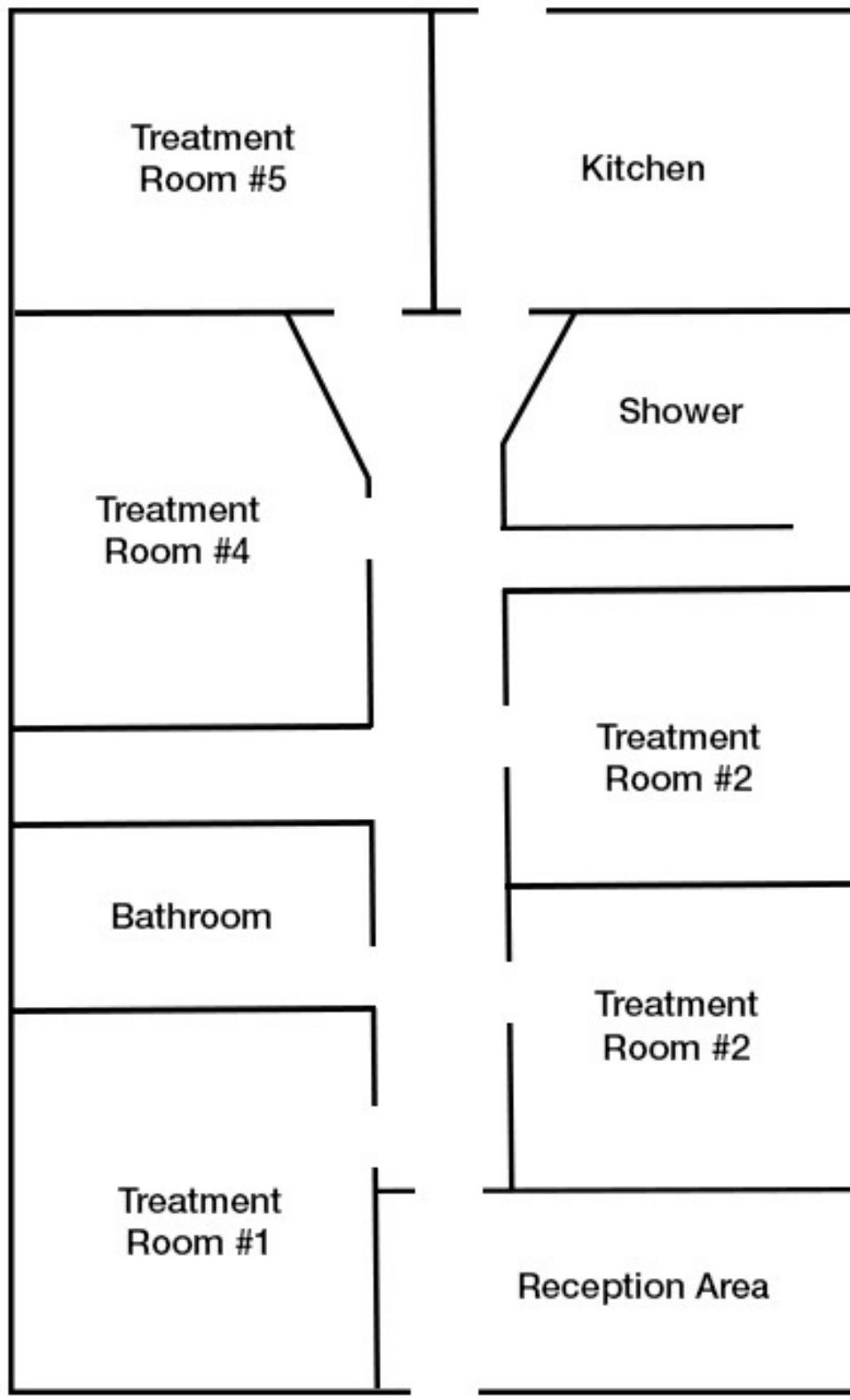
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'Drawing Not to Scale'