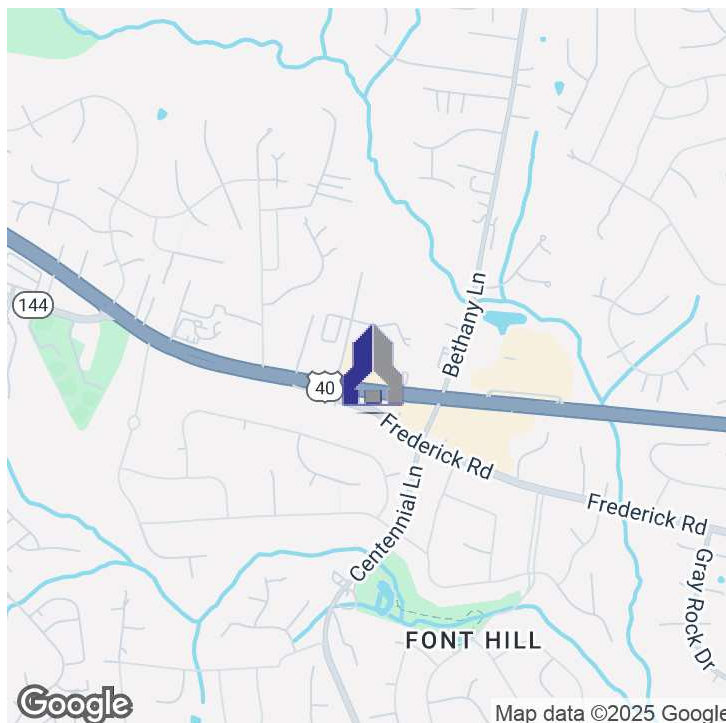


BETHANY 40 CENTER

10176 Baltimore National Pike Ste 206 & 207 Ellicott City, MD
21042

CapStar
Commercial Realty

**OFFERING SUMMARY**

Sale Price:	\$215,000 per Unit
Cap Rate:	5.56%
NOI:	#206: \$11,961 #207: \$11,956
Building Size:	#206: 835SF #207: 835SF
Zoning	B1
Price / SF:	\$257.49

PROPERTY OVERVIEW

This offering at 10176 Baltimore National Pike, Suites 206 & 207 presents a rare and flexible opportunity. Both condo units are currently leased, providing immediate income, yet Suite 206 can be delivered vacant if the buyer wishes to occupy it. Whether you are an owner/user or investor, this setup offers versatility. The tenants cover property taxes and utilities, relieving the owner of those burdens, while the condominium fee includes insurance—simplifying your operating budget. With strong location exposure and built-in income, this dual-unit package combines stability and upside for your next acquisition.

PROPERTY HIGHLIGHTS

- Both Condos have been recently renovated
- Fully occupied
- Both Tenants Paying Utilities + Taxes
- Elevator Access to all floors
- Parking Ration 3/1000

CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

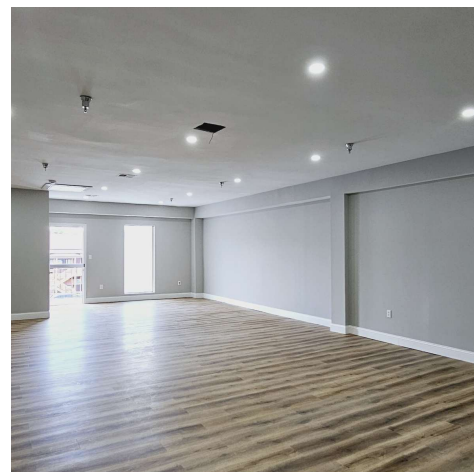
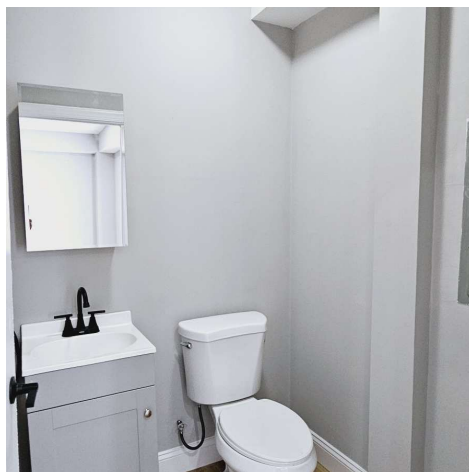
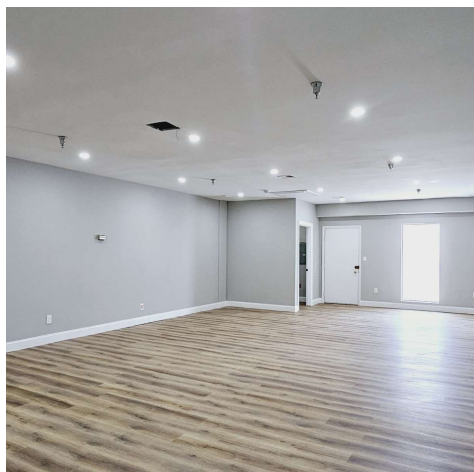
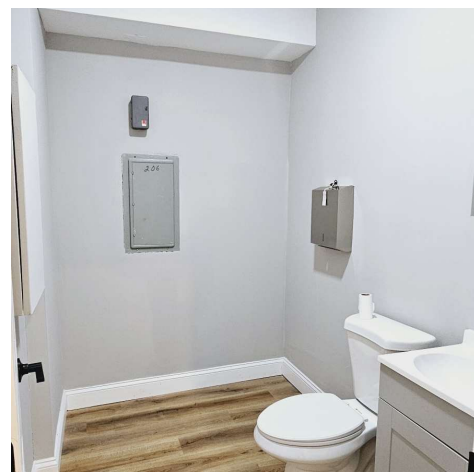
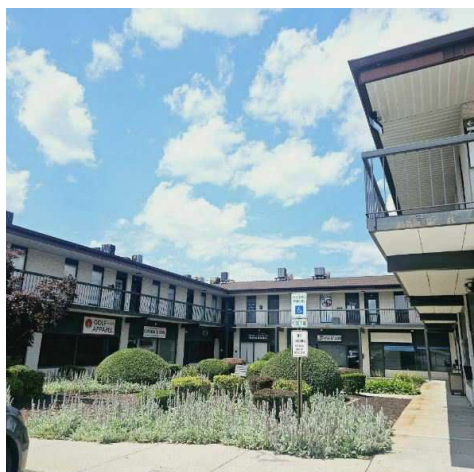
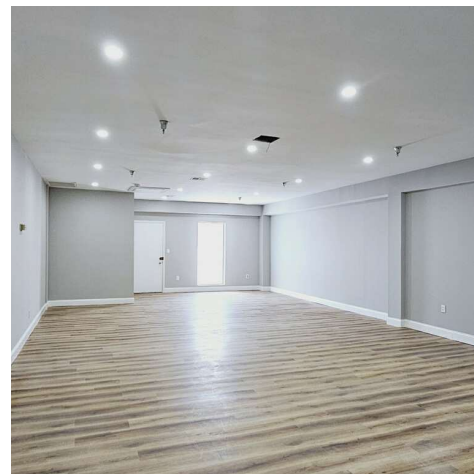
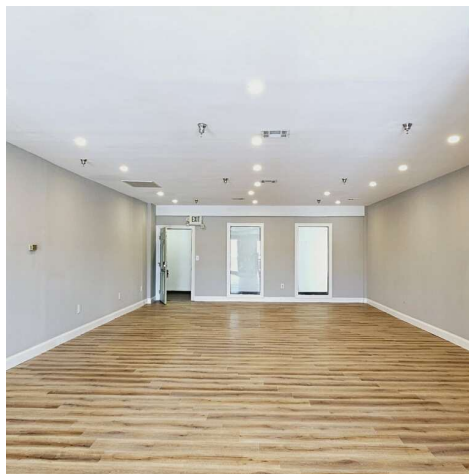
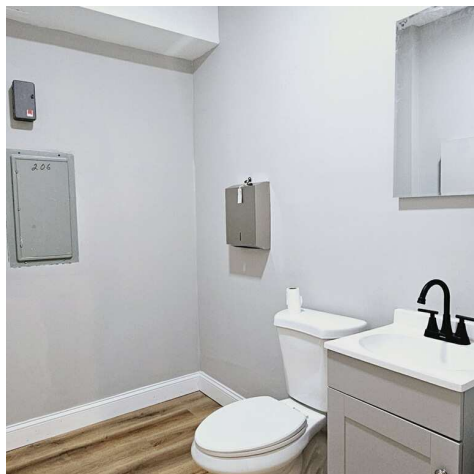
BEN MARKS
C: 240.234.1161
bmarks@capstarco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

BETHANY 40 CENTER

10176 Baltimore National Pike Ste 206 & 207 Ellicott City, MD
21042

CapStar
Commercial Realty



CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

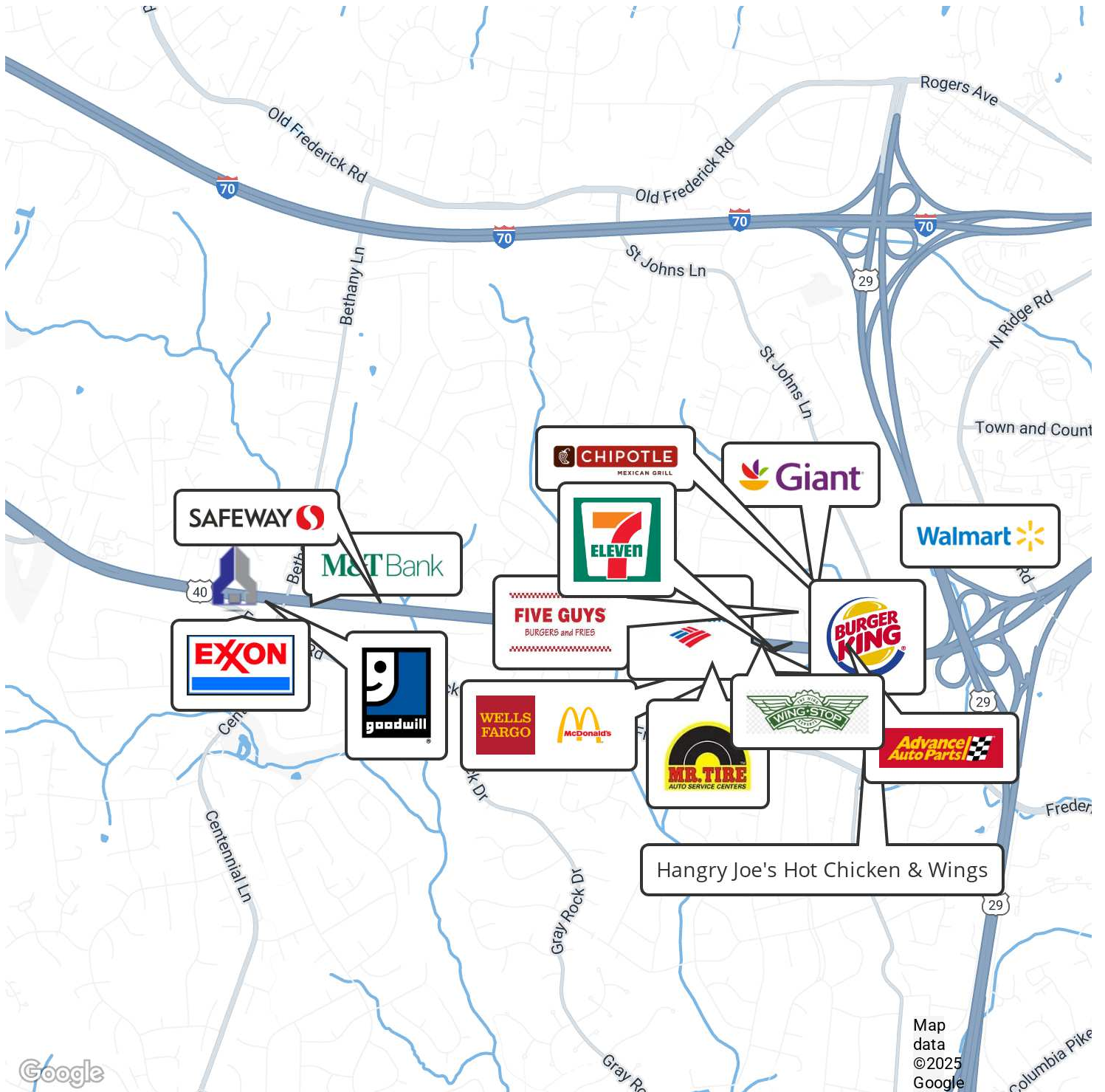
BEN MARKS
C: 240.234.1161
bmarks@capstarco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

BETHANY 40 CENTER

10176 Baltimore National Pike Ste 206 & 207 Ellicott City, MD
21042

CapStar
Commercial Realty



CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

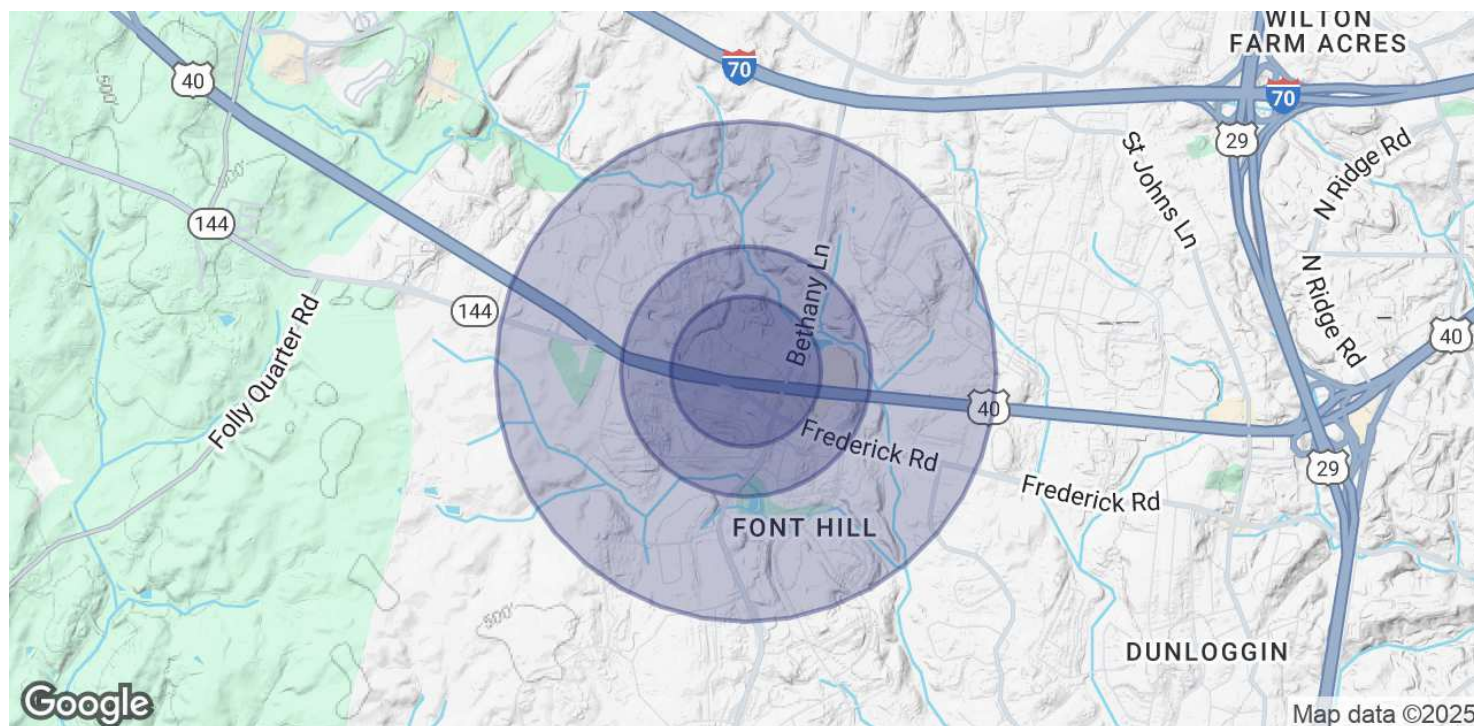
BEN MARKS
C: 240.234.1161
bmarks@capstarco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

BETHANY 40 CENTER

10176 Baltimore National Pike Ste 206 & 207 Ellicott City, MD
21042

CapStar
Commercial Realty



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	999	2,063	7,567
Average Age	37	39	41
Average Age (Male)	37	39	40
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	641	2,445
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$252,527	\$242,630	\$237,116
Average House Value	\$786,738	\$780,652	\$758,782

Demographics data derived from AlphaMap

CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

BEN MARKS

C: 240.234.1161
bmarks@capstarco.com