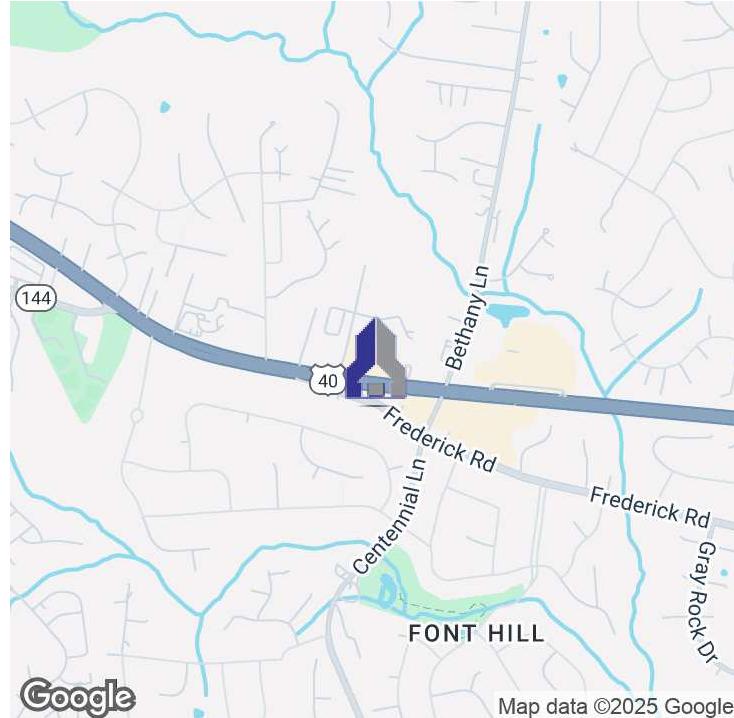


## BETHANY 40 CENTER

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 Ratio 3/1000

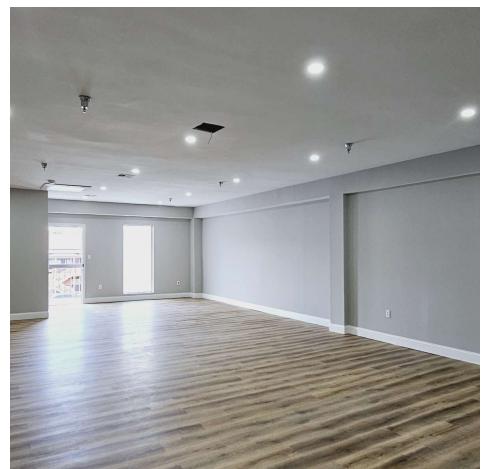
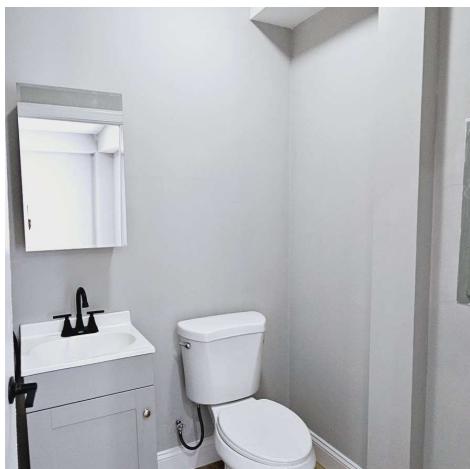
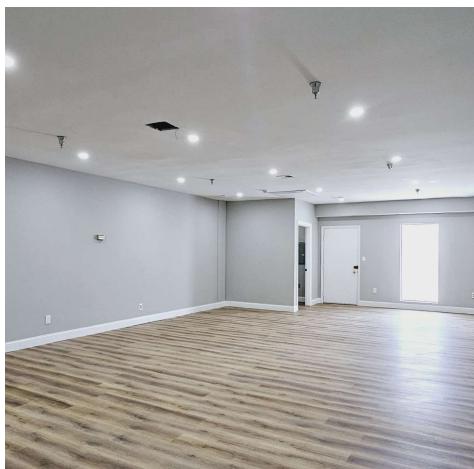
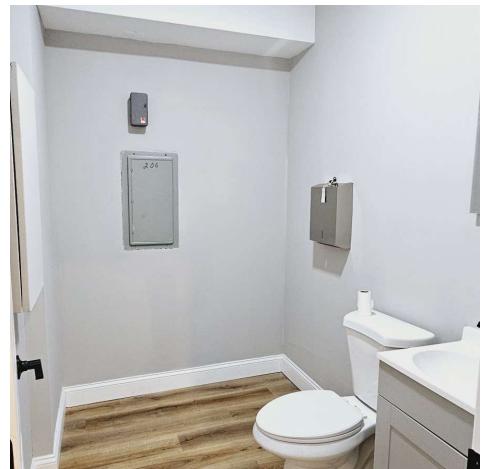
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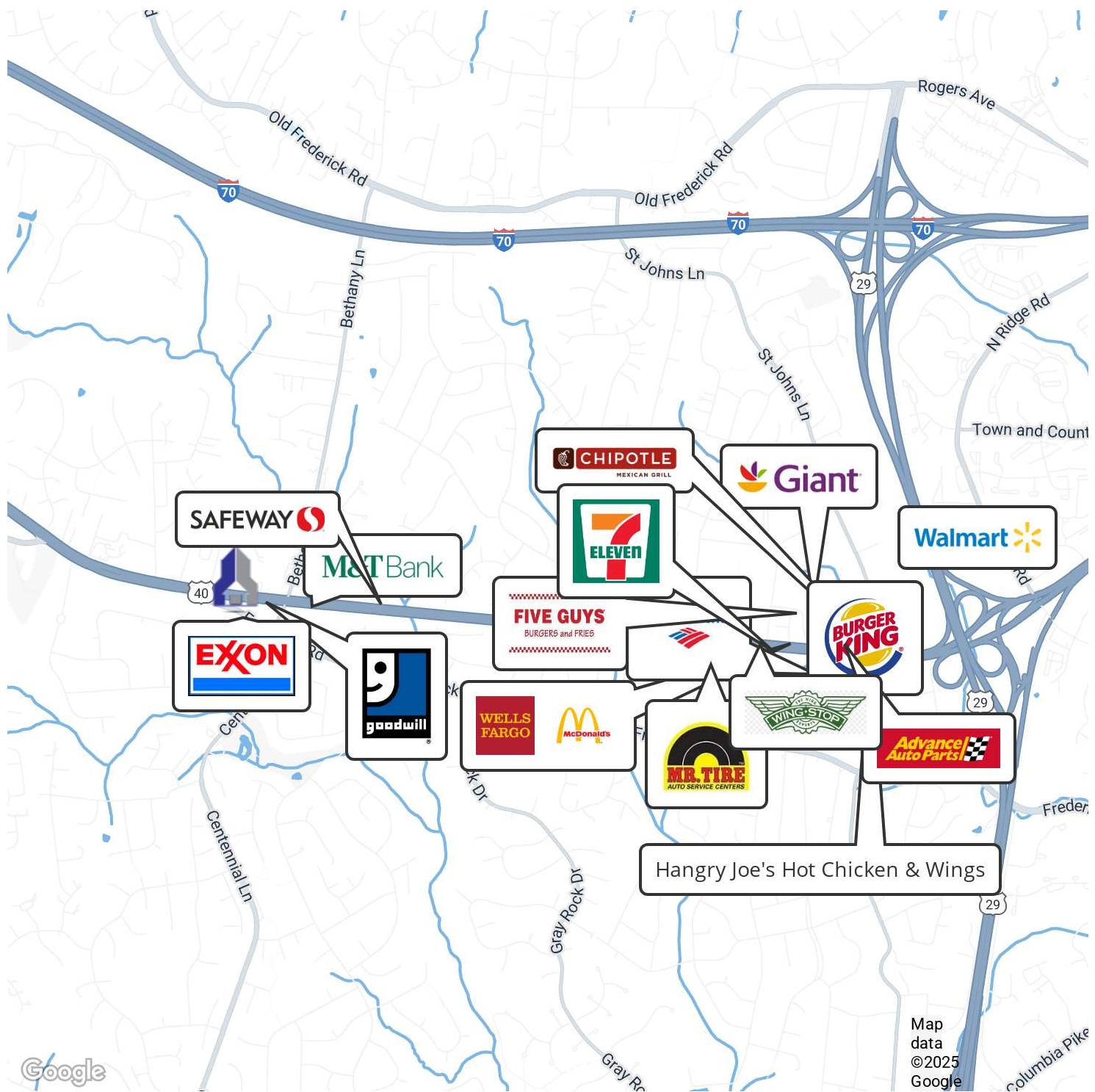
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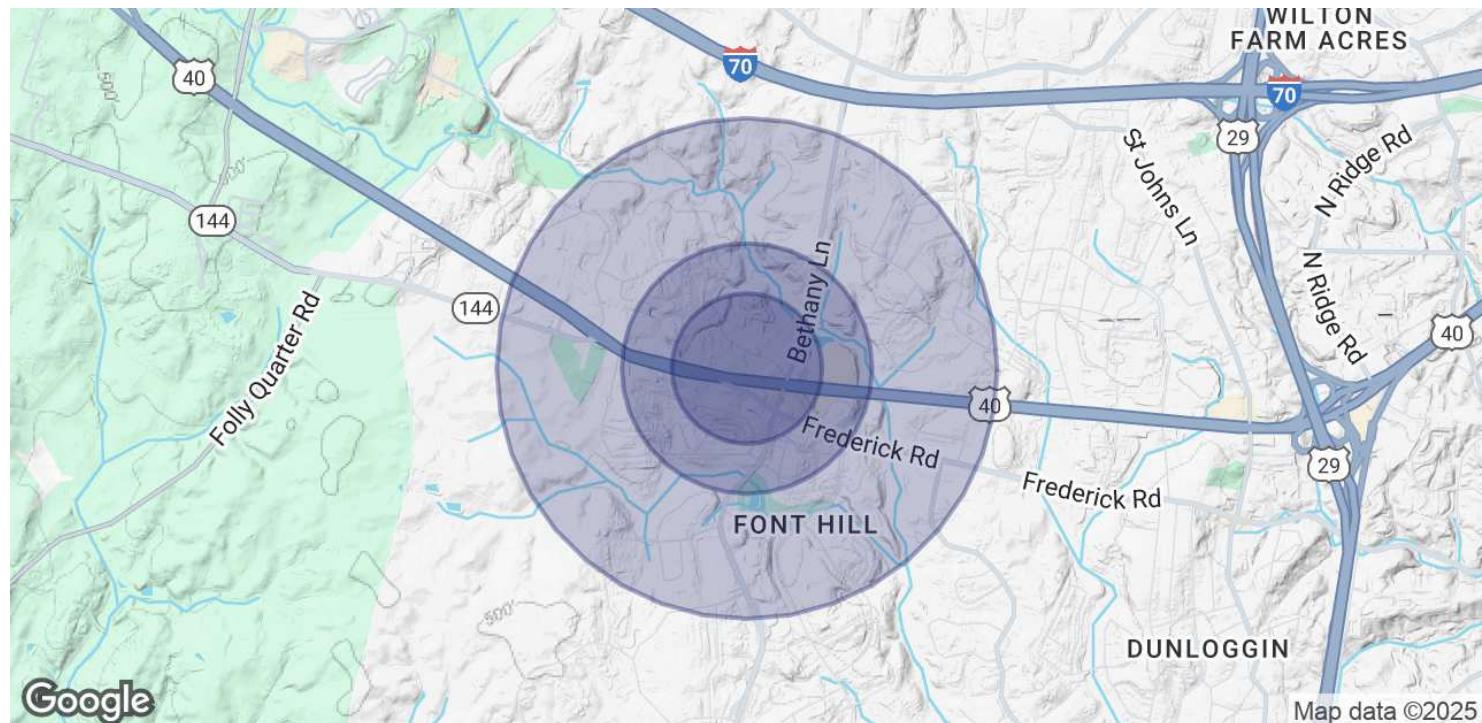
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	999	2,063	7,567
Average Age	37	39	41
Average Age (Male)	37	39	40
Average Age (Female)	38	39	41

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

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