

FOR SALE

Unique Investment Opportunity in the Heart of Fairmount Heights

IN THE LIVELY FAIRMOUNT HEIGHTS NEIGHBORHOOD

5301 SHERIFF RD, FAIRMOUNT HEIGHTS, MD 20743

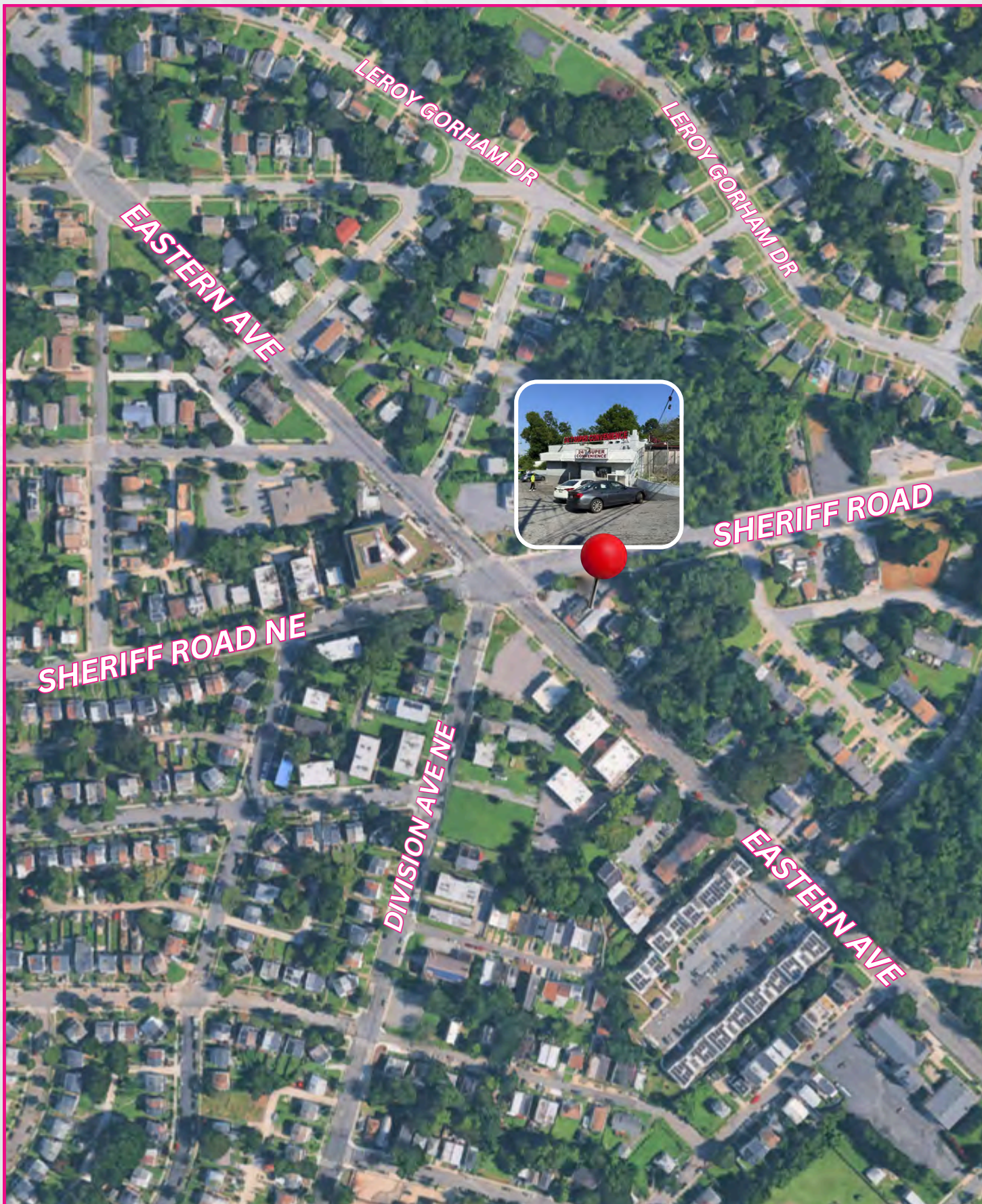


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Rare Opportunity in the heart of Fairmount Heights

5301 Sheriff Rd, Fairmount Heights, MD 20743

Free Standing Property with parking

Building: 1,400 SF, Land: 11,514 SF

- ***Income Producing Retail Investment Opportunity***
- ***Long-Term Leased Convenience Store***
- ***Stable Cash Flow | Prime Prince George's County Location***
- ***Net-Leased Retail Asset For Sale***

The property is leased to an established convenience store operator under a long-term lease, providing stable in-place cash flow and investment security. Strategically positioned along Sheriff Road with strong visibility and easy access to major commuter routes, the asset benefits from consistent neighborhood traffic and a dense surrounding residential population. The sale includes an existing income-producing tenant, making this an ideal opportunity for investors seeking passive income with long-term upside potential. Copy of the lease available upon request..

Property Highlights:

- Long-Term Tenant in Place
- Established Convenience Store Operator
- Strong Visibility on Sheriff Rd
- Income Producing Asset
- Lease Available Upon Request
- Easy Access to DC & Major Highways

Location Highlights

The property is located in Fairmount Heights near the Washington border, which is a good point to emphasize for investor marketing.

Price: Negotiable