

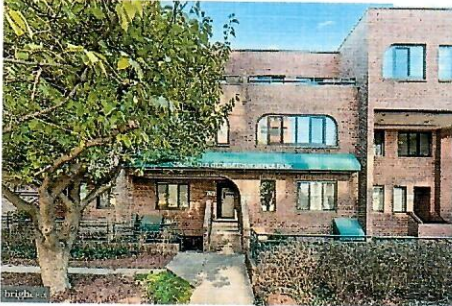


**LARRY ROSEN**

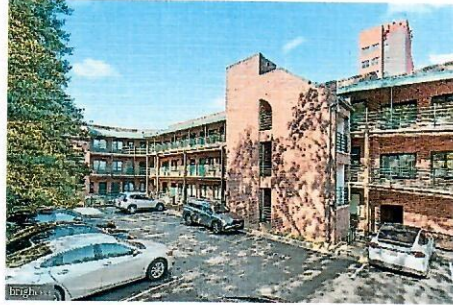
COMMERCIAL & INVESTMENT  
REALTY ASSOCIATES, LLC

## FOR SALE

### 760 s.f. - Office - Medical Condominium



Front Exterior of unit



Rear view and parking rear access.



Sample of interior finishings.

### 7972 Old Georgetown Road, Unit 5B, Bethesda, Md. 20814

**IMPROVEMENTS / LOCATION:** Faces Old Georgetown Rd. This unit has direct walk in access from both its front and rear doorways. Also includes 1 parking space. It is divided up into 2 windowed offices, 1 internal office, receptionist desk, large open reception/waiting area, storage, ½ bathroom and HVAC closet. It has its own separate heat pump, electric meter, drop ceiling and carpet flooring. Unit provides easy 24/7 access and control over HVAC at all times.

**LEGAL & MAILING DESCRIPTION:** The legal description of this unit is known as district 07, account 02335424 at 7960 Old Georgetown Rd., Unit 5B in the Old Georgetown Office Park. The mailing address is 7972 Old Georgetown Rd.

**PARKING:** The unit owner will be provided a hang tag and access to the rear lot to park 1 vehicle in any space marked with a "C". These spaces are available on a first-come, first-serve basis. The spaces prefaced by an "R" are spaces assigned to particular units via the bylaws.

**LOCATION:** As you enter Downtown Bethesda driving south on Old Georgetown Road the property is located on your right between Glenbrook Road and Auburn Ave. The Bethesda Metro Station is 4 blocks south. There are 36 units in the development.

**LOWERED SALE PRICE:** \$369,000

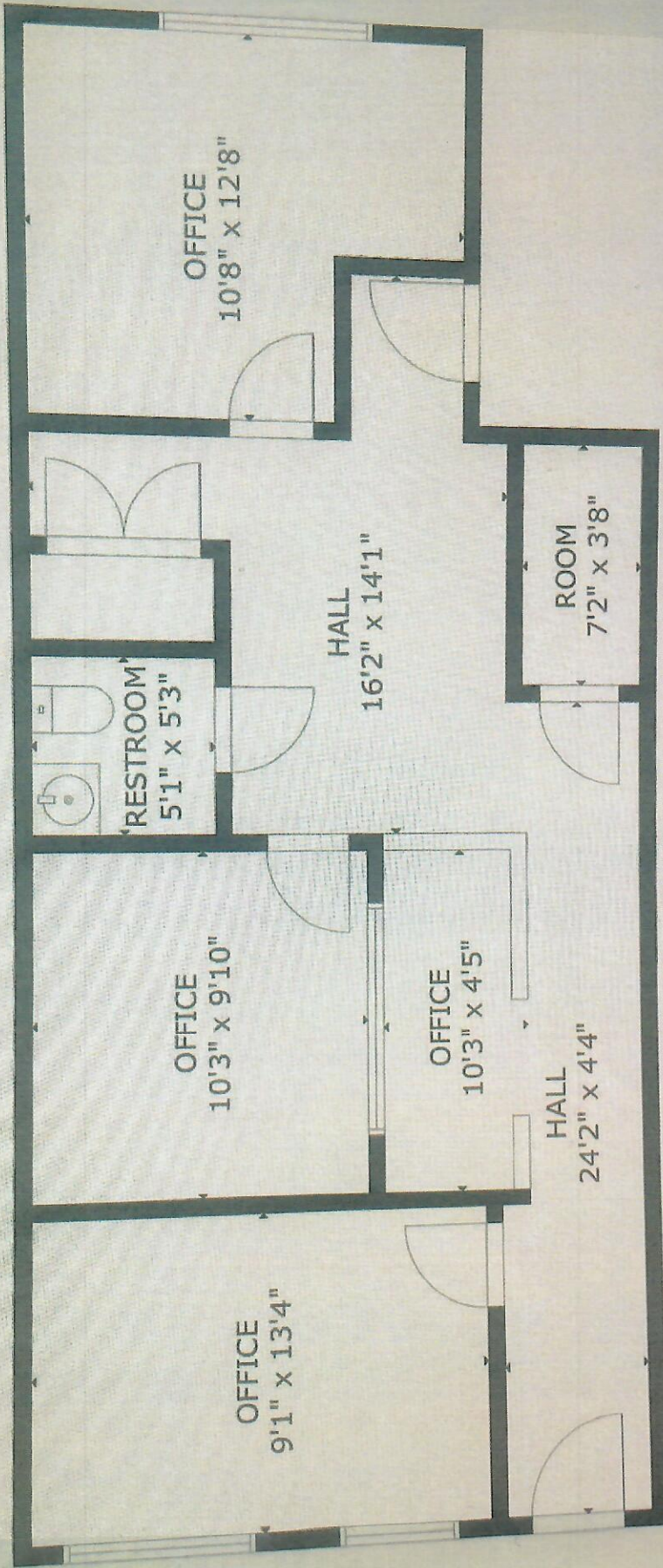
**CONDO FEE / TAX / ZONING:** The monthly condominium fee is +/- \$642. This covers the water, professional management, elevator, grounds, reserve account, common area electric, maintenance, snow removal, parking space, roof, etc. 2025 real estate tax is \$3,510. The property is zoned CRN (Commercial Residential Neighborhood) and permits office, medical, retail, service establishments and other uses.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

*Celebrating 40 Plus Years!*

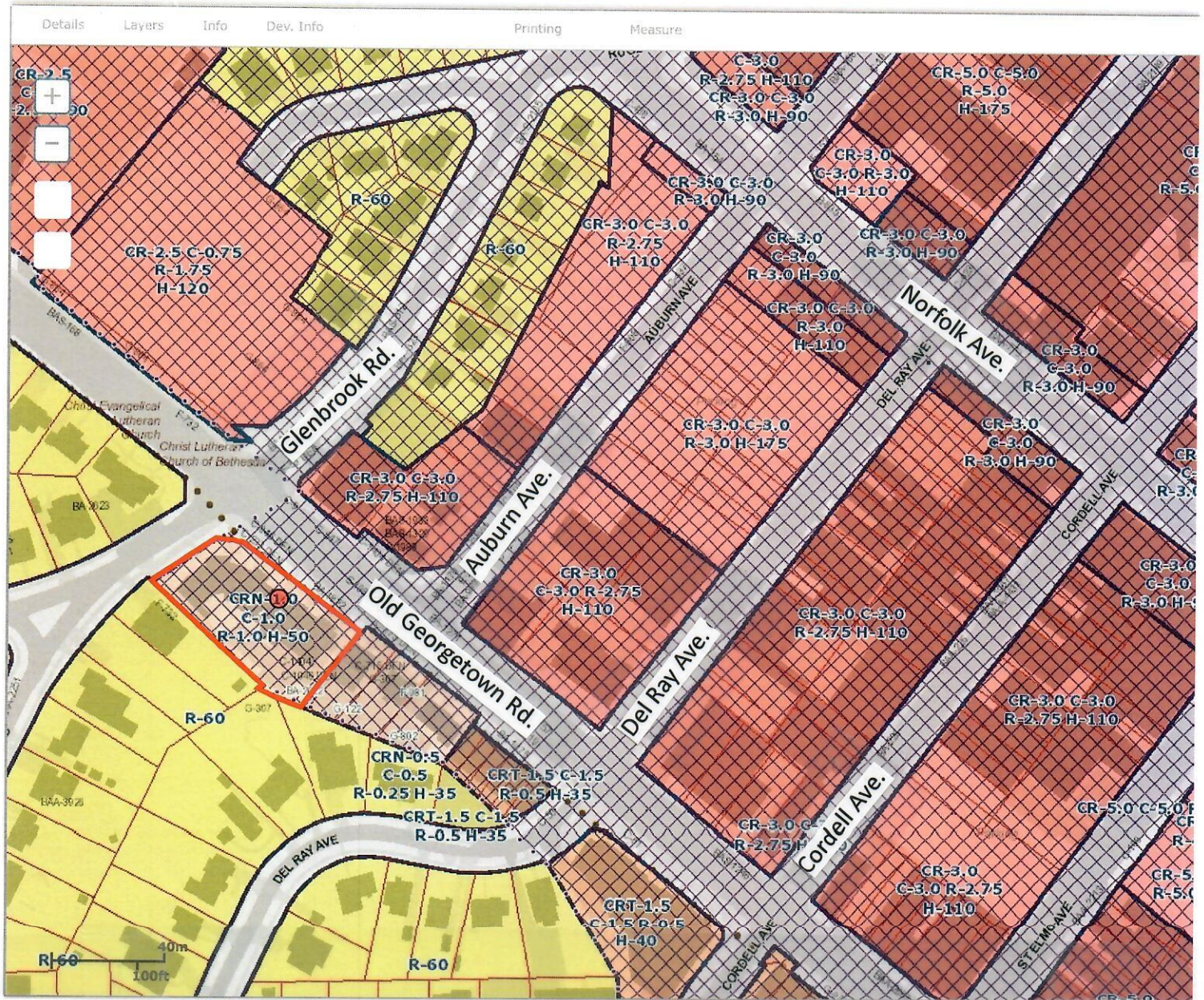
Larry Rosen, Broker ■ [larry@crealty.net](mailto:larry@crealty.net) ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

9514 Starmont Road ■ Bethesda, MD 20817



GROSS INTERNAL AREA  
TOTAL: 721 sq.ft.  
MAIN FLOOR: 721 sq.ft.

# Montgomery County Zoning (last amended: June 18, 2024 H-150)



**Property is located in these following Districts:**

Parking District

Urban District

Arts & Entertainment District

Metro Station Policy Area

State Priority Funding Area