

FOR SALE

4840-4842 WESTERN AVENUE
BETHESDA, MD 20816

SINGLE FAMILY HOME SITE

FORMER WESTERN MARKET

- \$975,000
- 8,000 S.F. of Land
- Zoned R-60
- Public alley access to rear

**ICONIC OPPORTUNITY
FOR
RESIDENTIAL DEVELOPER
TO BUILD ONE HOME**

PROMINENT EXPOSURE

- Close to Friendship Heights Metro
- Located in West Bethesda near a wide variety of retail, restaurants and entertainment
- 10-minute drive to Capital Beltway

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and is subject to withdrawal without notice.

For More Information Please Contact:

301.961.9696

BILL MONTROSE | wmontrose@amrcommercial.com | EXT. 203
SAM FARNUM | sfarnum@amrcommercial.com | EXT. 216

MEASUREMENTS APPROXIMATE

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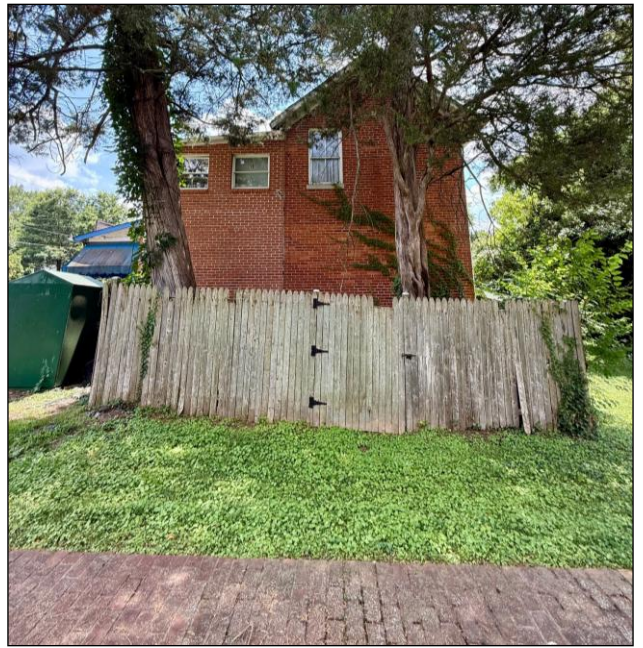


ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

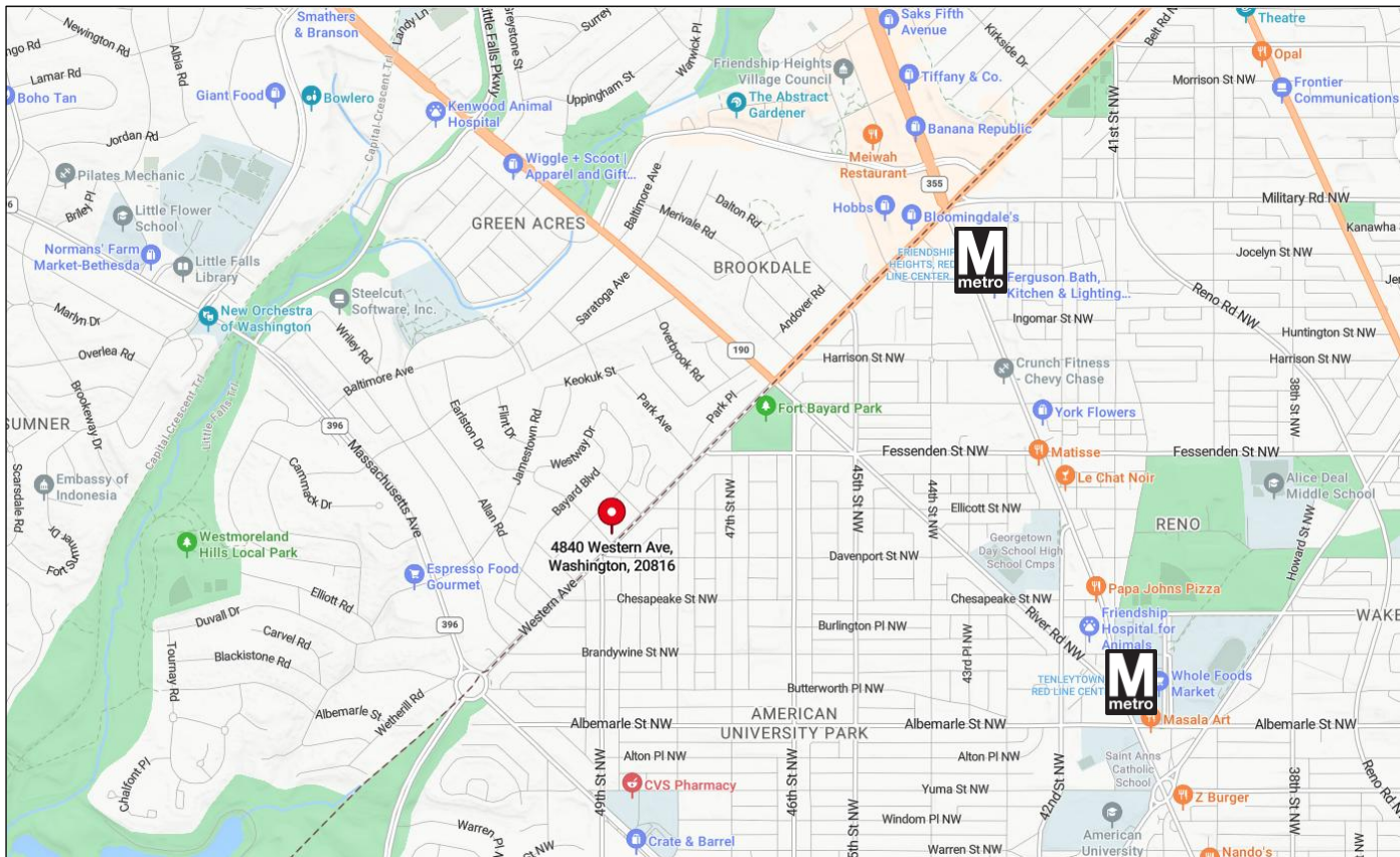
Celebrating
31 Years
1994-2025



4849 Rugby Avenue ♦ Suite 200 ♦ Bethesda, Maryland 20814 ♦ 301.961.9696 ♦ Fax 301.656.7551 ♦ www.amrcommercial.com



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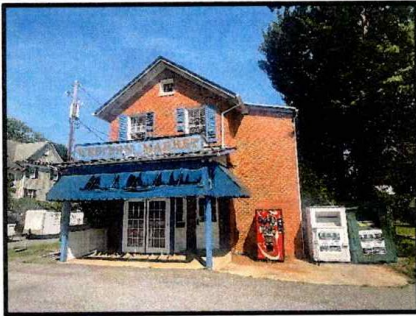


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THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **2' ±**

NOTE:
ENCROACHMENTS
MAY EXIST



LEGEND:

- FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP OR SLAB
- CONC - CONCRETE
- D/W - DRIVEWAY
- UP - UTILITY POLE
- FR - FRAME
- MAC - MACADAM
- WW - WINDOW WELL
- O/H - OVERHANG
- PUE - PUBLIC UTILITY ESMT.
- PIE - PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:
#4840 & 4842 WESTERN AVENUE
LOTS 1 THRU 4 BLOCK D
CRESTVIEW

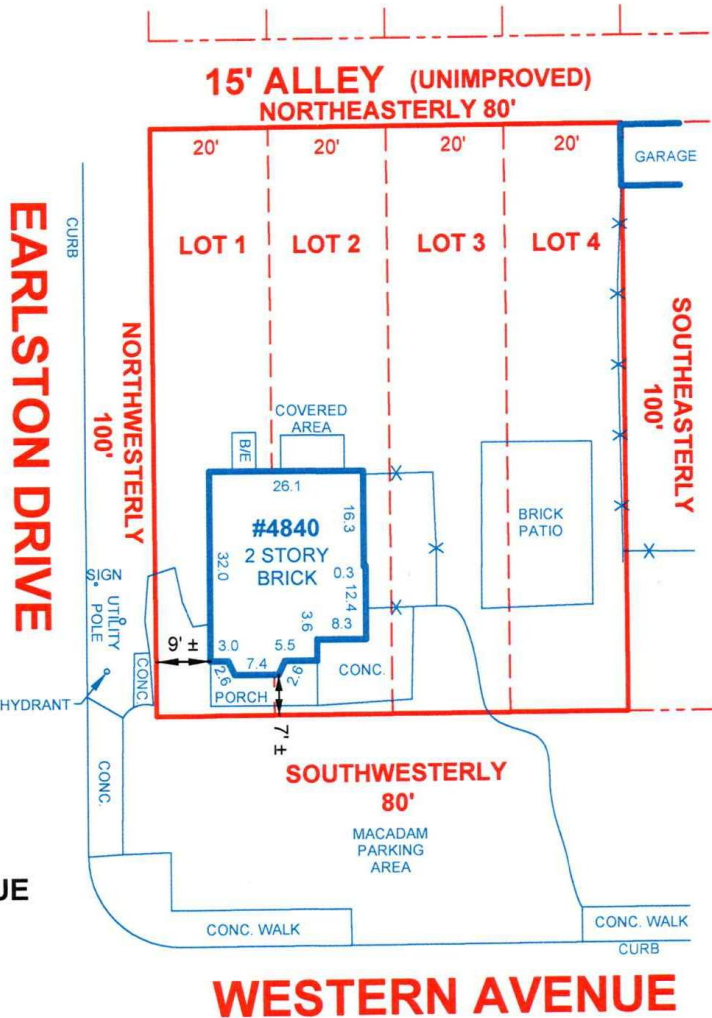
PLAT NUMBER 213 and
CRESTVIEW

CORRECTION PLAT NUMBER 572

PER LIBER 8548, FOLIO 641
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' DATE: 07-01-2025

DRAWN BY: JCW/B.G. FILE #: 255650-200



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 2' ±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company

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and
Associates, Inc.

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