

**7400-7404 Rhode Island Ave
College Park, MD 20740**

CAPSTAR
COMMERCIAL REALTY



PROPERTY FOR SALE

OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	6,329 Rentable SF
Lot Size:	0.9 AC
Sale Type:	Investment
Building Type:	Multi-family Apartments
Zoning	RMF-20 & RSF-65
Total Unit No.:	11
Parking Space:	15

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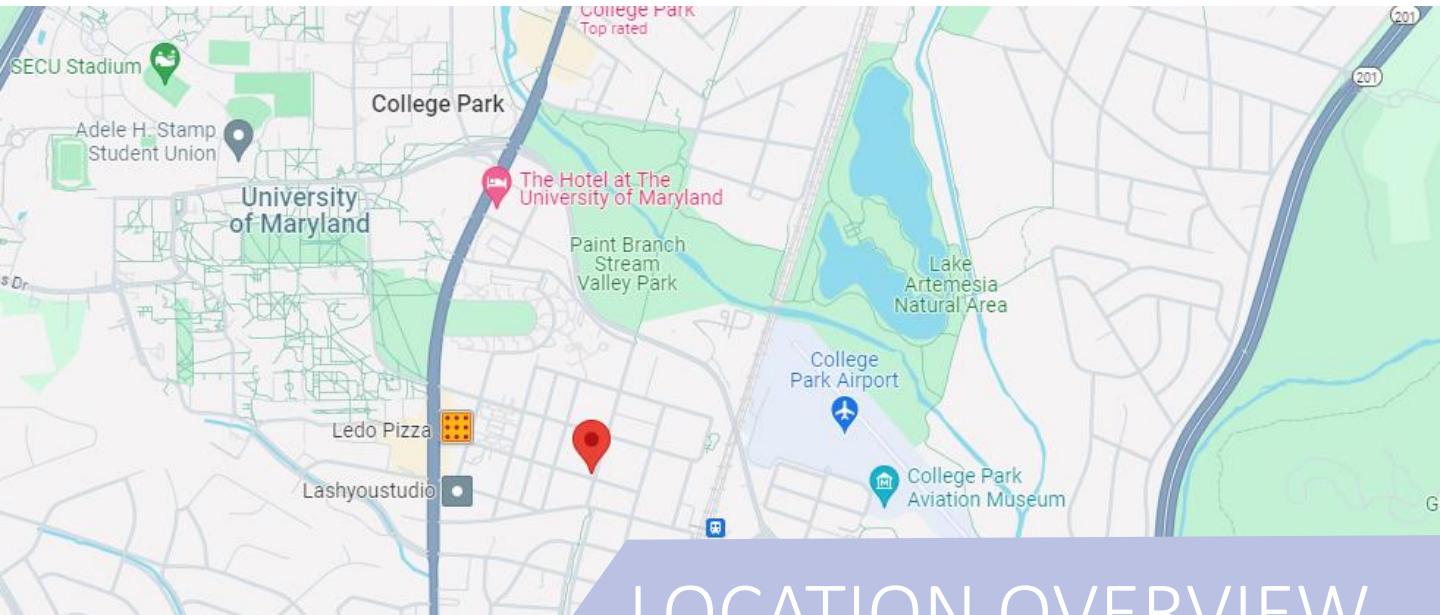


PROPERTY HIGHLIGHTS

- Located in Historic College Park.
- Property includes two buildings and a private parking lot.
- **Precious exclusive private parking lot with 15 spaces.**
- Total 11 apartment units.
- On-site laundry facility.
- 0.5 mile from UMD College Park campus.
- 0.4 mile to College Park Metro Station.
- Walking distance to retail and restaurants.
- **0.25 AC Development opportunity at the back. (RSF-65 Zoning).**

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LOCATION OVERVIEW

Located in Historic College Park, the property includes two buildings and a private parking lot. It is just a 10-min-walking distance from University of Maryland College Park campus or to the College Park Metro Station. Easy access to local shops, restaurants, and grocery. 15 total off-street parking space available. 75% of the lot is RMF-20 zoning and 25% of the lot is RSF-65 zoning.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population (2024)	18,018	183,730	443,445
Households	4,840	56,456	148,820
Ag. HH Income	\$91,304	\$94,065	\$102,218
Median HH Income	\$50,594	\$72,304	\$77,163
Median Age	24.7	32.4	36.1

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AERIAL MAP

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The property has total 11 apartment units, including 5 studio units, 2 one-bedroom units, and 4 two-bedroom units. The total potential annual gross income for this property is about \$178,200.

	Unit Type	Unit Size	Market Mo Rent
7400 Unit 1	1B1B	608	\$1,500
7400 Unit 2	2B1B	741	\$1,875
7400 Unit 3	2B1B	695	\$1,650
7400 Unit 4	Studio	432	\$1,025
7400 Unit 5	1B1B	640	\$1,400
7404 Unit 1	2B1B	960	\$1,875
7404 Unit 2	Studio	540	\$1,050
7404 Unit 3	Studio	380	\$1,025
7404 Unit 4	2B1B	609	\$1,200
7404 Unit 5	Studio	380	\$1,150
7404 Unit 6	Studio	372	\$1,100
Total Potential Mo. Gross Income			\$14,850

Units & Improvements

IMPROVEMENTS

The Landlord has spent over \$30,000 to improve and renovate the units and the building since 2023.

The work includes:

- 7400 Unit 1, Unit 2, Unit 5 Renovation
- 7404 Unit 3, Unit 5, Unit 6 Renovation
- 7404 Unit 6 Shower Remodeling
- 7400 & 7404 Building Exterior & Common Area Repair & Painting
- 7400 & 7404 Building Radiator Shut-off Valve Replacement

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For More Information, Please Contact:

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