

COMMERCIAL PROPERTY FOR SALE

4713 MAPLE AVENUE | BETHESDA, MD | 20814

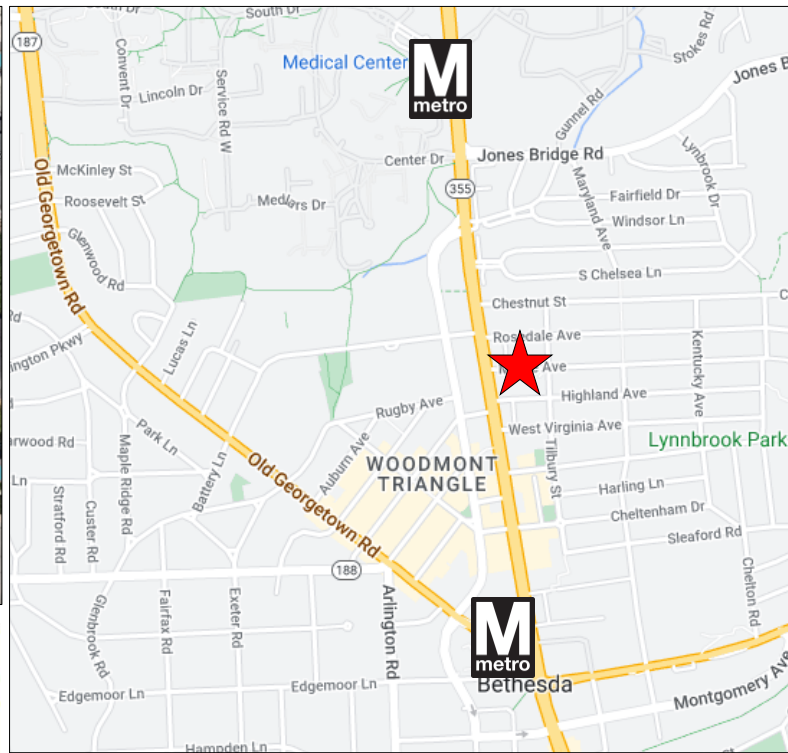
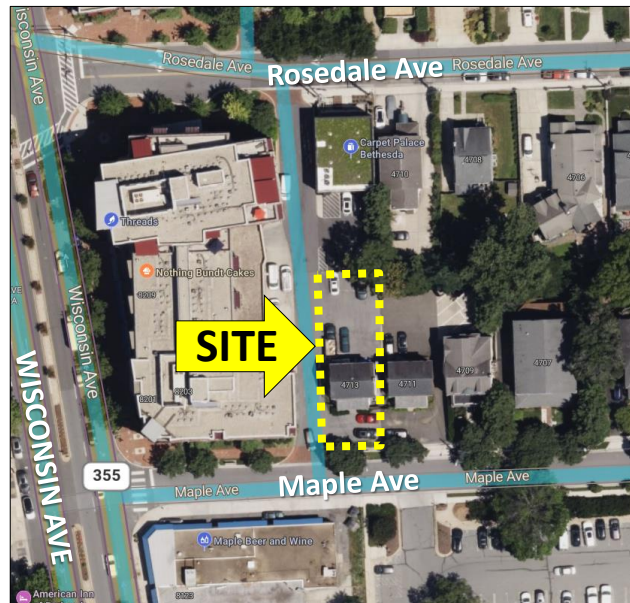
**1,600 SF 2-STORY BUILDING PLUS LOWER LEVEL
ON 4,730 SF LOT**



Renovated office house with new paint and upgraded systems in place. Site has upside for future development or expansion of existing structure. Interior space is extremely functional and the parking on site is unbeatable.

UNIQUE OPPORTUNITY

- Zone: CRN 0.5 C-0.5 R-0.25 H-35
- Located in the Central Business District across from a wide variety of retail and entertainment
- New multi-family project in pipeline on Maple Avenue across the street
- 12 surface parking spaces onsite and abundant public parking nearby
- 5 minutes to the Capital Beltway



AMR Celebrating **30** Years
1994-2024
COMMERCIAL, LLC.
ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

BEST OF Bethesda
Winner 2024

A Member of **CORE** NETWORK

NOT TO SCALE | MEASUREMENTS APPROXIMATE

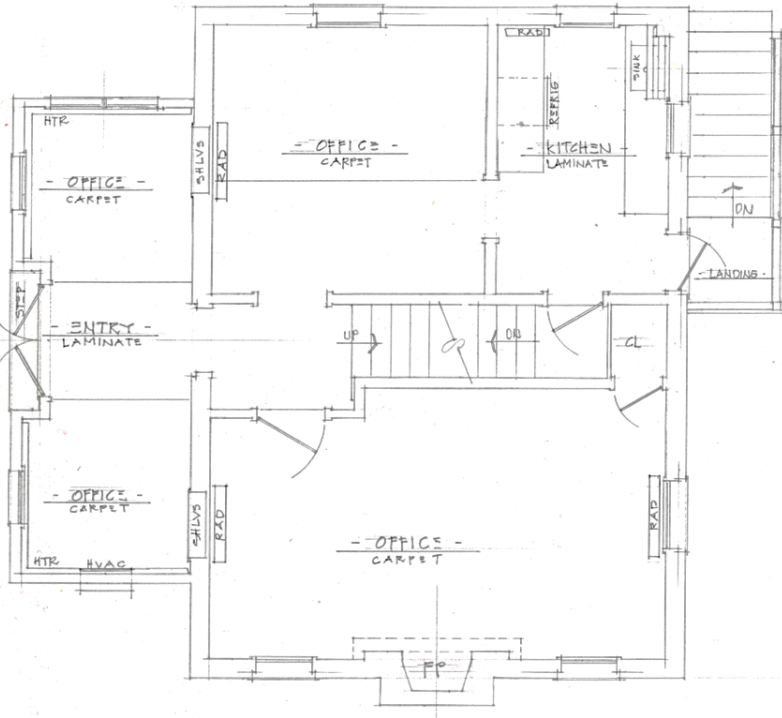
For More Information
Please Contact:

TYKE PAPANICOLAS | tyke@amrcommercial.com | 301.961.9696 | EXT. 208
BILL MONTROSE | wmontrose@amrcommercial.com | 301.961.9696 | EXT. 203

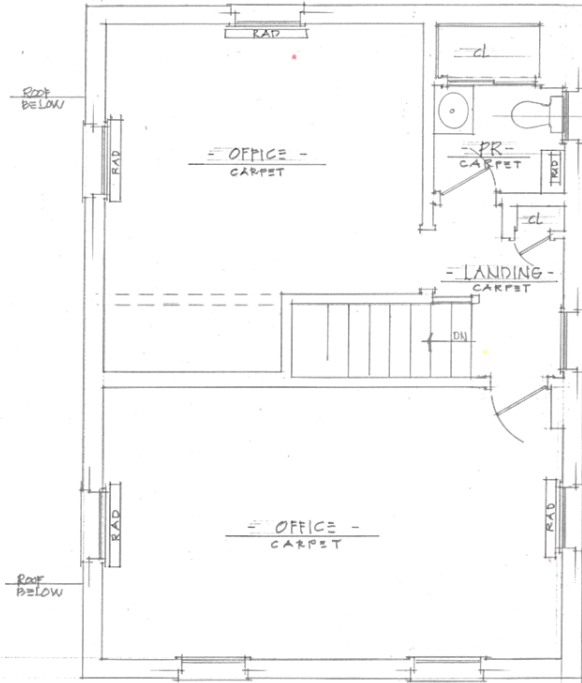
Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior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

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

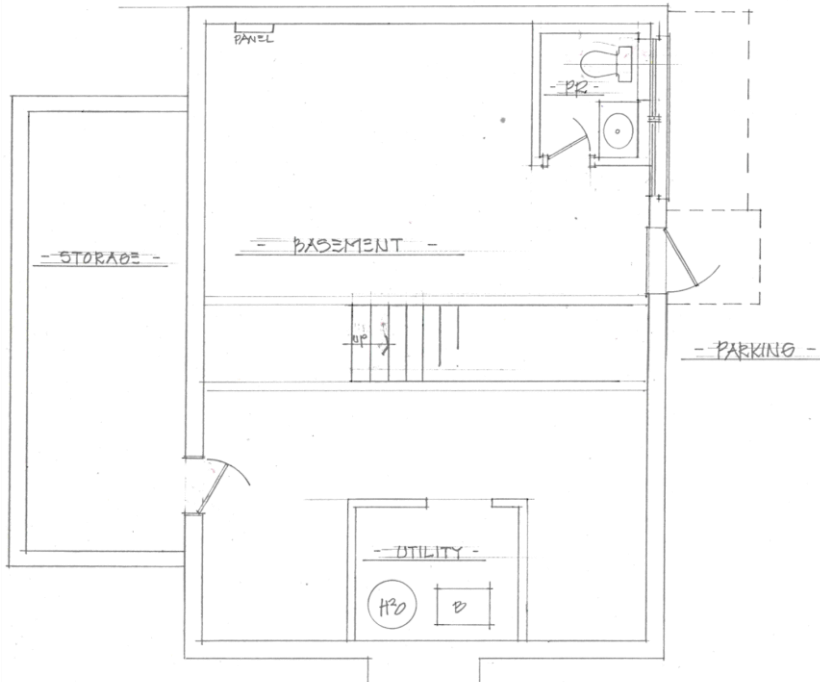
1ST FLOOR



2ND FLOOR



BASEMENT



NOT TO SCALE | MEASUREMENTS APPROXIMATE

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 subject to withdrawal without notice.

CONSUMER INFORMATION NOTES:

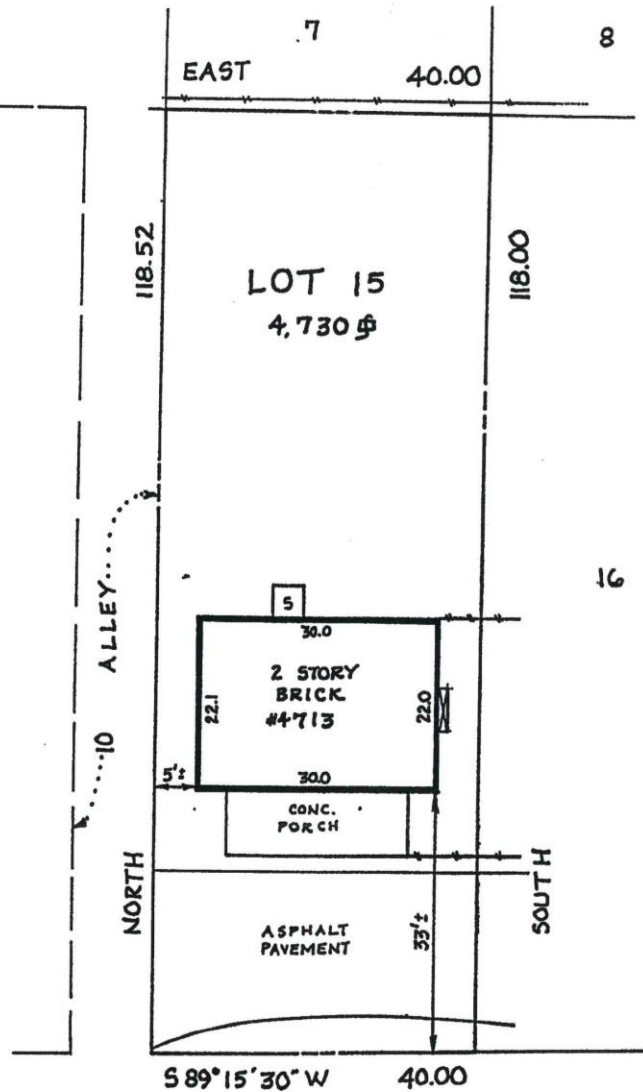
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes


1. Flood zone "C" per H.U.D. panel No. 0175 C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2. FEET.



LOCATION DRAWING
 LOT 15, BLOCK 7
ROSEDALE PARK
 MONTGOMERY COUNTY, MARYLAND



MAPLE AVENUE

SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> RLS. 587 MARYLAND PROPERTY LINE SURVEYOR REG. NO.	REFERENCES PLAT BK. 1 PLAT NO. 92	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288
	LIBER 7842 FOLIO 661	

NOT TO SCALE | MEASUREMENTS APPROXIMATE

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 subject to withdrawal without notice.



For More Information, Please Call:

301.961.9696

AMR *Celebrating 30 Years*
COMMERCIAL, L.L.C.
ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994
1994-2024

BEST OF Bethesda
Winner 2024