

Building facade



Large open room (+/- 600 s.f.)



Kitchenette, sink, refrigerator, counters

## **946 s.f. or 990 s.f. or combine for 1,936 s.f. – FOR SALE**

***Each unit comes with a deeded parking space***

**8607 2nd Avenue, Unit 501-A & 502-A, Silver Spring, Md. 20910**

**IMPROVEMENTS / PARKING / TAX / CONDO FEE:** These units have the most desirable location in the park as they face 2<sup>nd</sup> Avenue and the elevator is next to the unit's front doors. Units are ideal for a use needing large open rooms or one can build offices to suit their needs.

**Unit 501: 990 s.f.** Contains one large office/conference room, 1 large windowed office, large open area, double sink kitchenette with cabinets and counter and additional cabinet/counter space and a ½ bathroom.

**Unit 502: 946 s.f.** Contains a +/- 600 s.f. open room, 1 large office/conference room, storage area and a ½ bathroom.

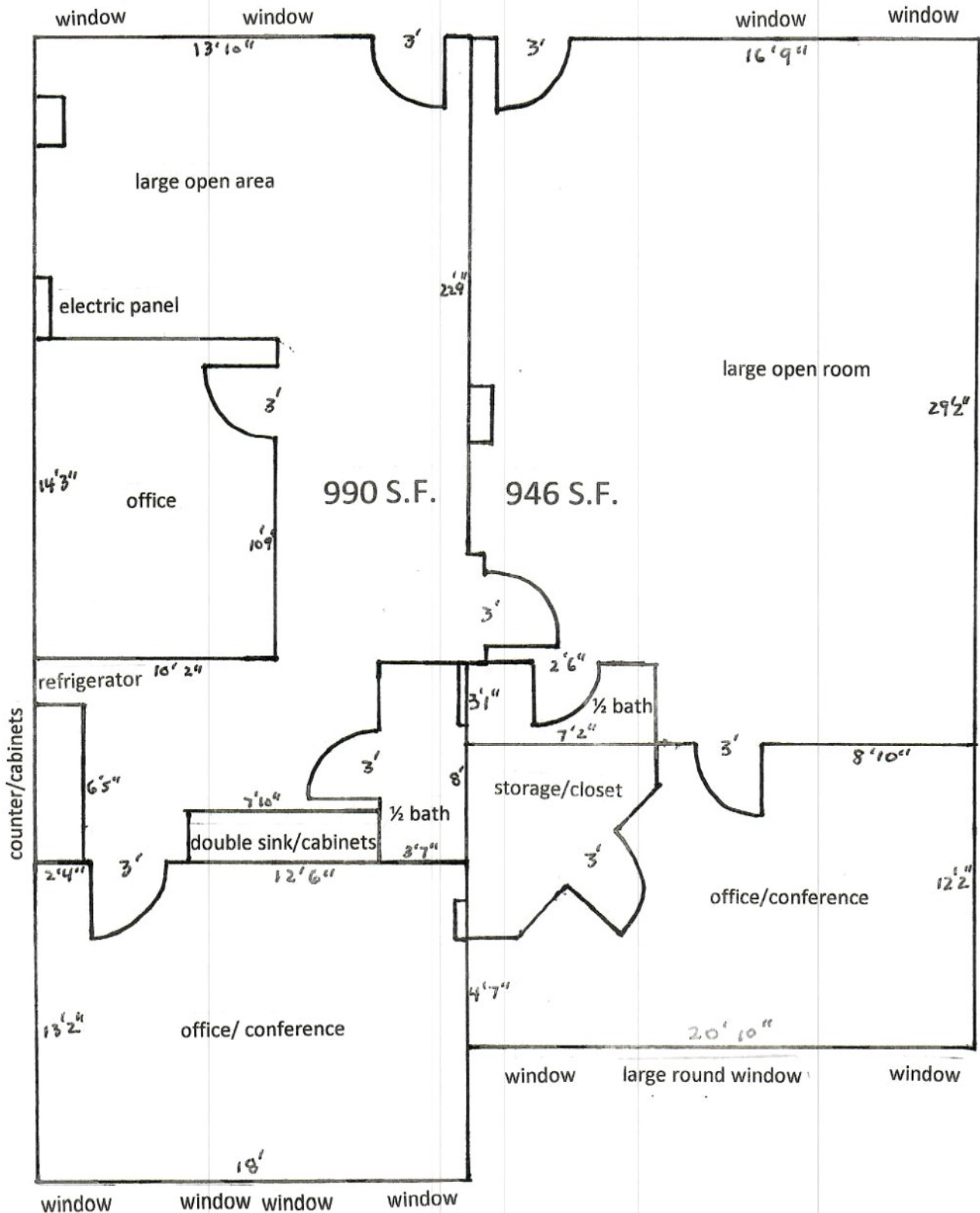
There are 2 separate HVAC units providing 24/7 temperature control. Each condo conveys with a deeded parking space in the building and the County garage is about a block away. The monthly condo fees are \$521 for Unit 501 and \$502 for Unit 502. The current owner is a nonprofit entity and doesn't pay real estate taxes. As an estimate only, we estimate the property taxes at +/- \$3,750 for each unit. The complex has two elevators, which allows for wheelchair access. Occupant can place office trash in the dumpster located in the rear of the parking area. CR zoning permits a wide variety of commercial uses.

**SALE PRICE: \$725,000 for both units combined or Unit 502 - \$360,000 and Unit 501 - \$375,000.**

**LOCATION: Future Purple Line Station will be 2 blocks away at 16<sup>th</sup> Street and Woodside.** The property is located on 2nd Avenue between Spring Street and Fenwick Lane. The Silver Spring Red Line Metro Station is 3 blocks from the property. The unit is accessible via stairway or elevator. Close to NOAA, Metro, Maryland District Court and the Silver Spring Redevelopment site.

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.

8607 2<sup>nd</sup> Avenue, Units 501 A & 502 A  
 Silver Spring, Md. 20910



This is an approximate interior sketch of the 2 office condos for sale. If exact measurement and required one should remeasure for accuracy. This is not an exact measurement but meant for marketing purposes.



**RED ARROW** is the location of the subject property at 8607 2<sup>nd</sup> Ave.

**ORANGE ARROW** is the location of the future 16<sup>th</sup> Street Woodside Purple Line Station Platform.

