



**PARK 29 OFFICE PARK CONDOMINIUMS
OFFICE/MEDICAL SUITE
FOR SALE**

ADDRESS:	15312 Spencerville Court, suite 201 Burtonsville, Montgomery County, MD 20866
SUITE SIZE:	1,475SF includes a front entrance and handicap accessible side entrance, reception, 5 offices, conference room, storage room, restroom & kitchenette
SALE PRICE:	\$354,000 or \$240psf
CONDO FEE:	\$524.37/monthly (includes water)
REAL ESTATE TAXES:	\$3,551.00/annually
PARKING:	Free and unreserved
UTILITY SERVICE:	Electric, public water and sewer, Verizon, Comcast
HVAC:	Two Split system heat pumps
PROFORMA:	Assuming an 80/20 LTV, with 20% equity & loan amount \$283,200 @ 7% interest rate & 20 yr amort = \$2,196/monthly payment or \$17.87psf plus expenses
BUILDING SF:	23,500SF
YEAR BUILT:	1986
AMENITIES:	Located in the highly sought after Park 29 Condominium Park with close proximity to Rt Rt 29, Rt 198, I-95 and ICC

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

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