# **N**/Michael



### **Property Features**

- Total of 33,115 SF in building 3,602 SF showroom, 5,285 SF office area, 24,228 SF service repair area
- 4.29 acres, zoned NAC
- Parking for 238 parking spaces well lit fenced asphalt yard
- Built in 1972, renovated and enlarged in 1999
- Full service repair area
- Large well lit showroom with excellent window line, offices, vehicle service center
- Located in Federally Qualified Opportunity Zone + Qualified Census Tract + Health Food Priority area
- Current zoning allows for multifamily, hotel, church, school, grocery, pharmacy, convenience, etc.
- Ideal opportunity for mixed-use redevelopment, auto sales, service and body/paint

### Location

- Excellent visibility and frontage on Annapolis Road
- Walking distance to new Purple Line Glenridge Station and close to New Carrollton Metro Station

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

### For Sale or Lease Auto Sales & Maintenance Facility

## 7591 Annapolis Road Hyattsville, MD 20784



For more information: **Barbara Richman Kahn** +1 301 918 2952 brichman@naimichael.com

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#### Service Department Features

- Drive-thru area
- Several service lifts
- Paint booth
- Car wash area
- Customer lounge
- Write-up area
- Parts department with mezzanine

• Exact equipment and furnishings to convey to be agreed upon by all parties prior to contract or lease ratification.

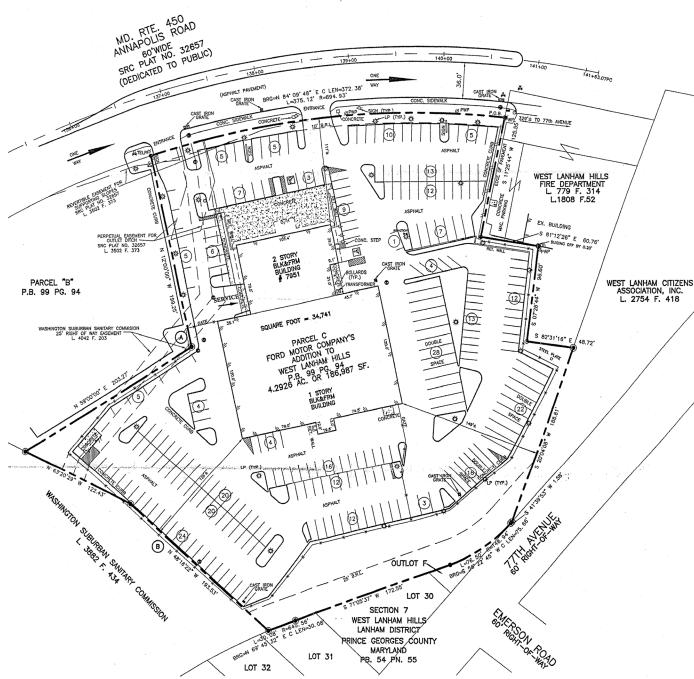


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