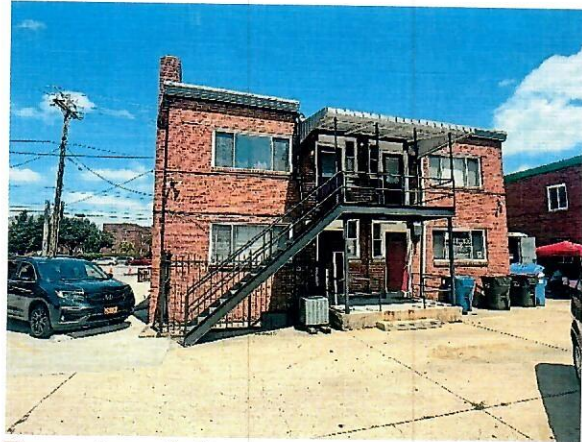




View from University Blvd.



Rear view of site

**FOR SALE – Ideal for Owner/User**  
**3,360 S.F. - Office / Retail**  
**1017 E. University Blvd. Takoma Park, Md. 20912**

**IDEAL FOR OWNER OCCUPANT BUYER OR REDEVELOPEMENT:** There are short term rental obligations currently, making this an ideal owner occupant building or one can extend the current leases. With the Purple Line station soon to be located across the street there will likely be considerable redevelopment in this market.

**IMPROVEMENTS:** This freestanding office/retail building is divided into 4 equally sized (840 s.f.) units either under short term or month to month leases. This building is ideal for an owner occupant or redevelopment use. Each space is fully self-contained with its own HVAC, bathroom and front and rear entrances. Each unit is built out slightly differently. Each floor can easily be combined to create 1,680 s.f. spaces on each level. Sewer, water, gas and electric serve the property. The on-site parking and driving areas are paved with concrete. Tenants are responsible for all their own maintenance.

**PURPLE LINE METRO STATION / TRAFFIC SIGNAL:** See the diagram attached showing the Takoma-Langley Crossroads Transit Center which will house the new Purple Line Metro Station and bus terminal. This is located almost directly across the street and will connect this market with the entire Metro system. There is also a new traffic signal that was recently installed in front of this property.

**OPPORTUNITY ZONE:** The property is located in an opportunity zone which can offer significant capital gains and other tax savings.

**PARKING:** The building is surrounded by a parking lot with concrete driveway and parking spaces.

*Celebrating 40 Plus Years!*

**ZONING:** CRT-2 (Commercial Residential Town) has a 2 FAR and a 50' height limit for redevelopment. It may be possible to construct a significantly larger building on this property. This zoning permits medical/office/retail/service uses and others and targets opportunities for redevelopment of single use commercial areas and surface parking lots.

**SALE PRICE:** \$1,995,000

**LAND:** 7,200 s.f. of land

**SIGNAGE:** There is a County permitted exterior sign that each tenant can use to advertise their business.

**R.E. TAX:** 2025 real estate tax is \$11,747.

**LOCATION:** The building is located near the corner of E. University Blvd. & Anne Street next to the Hampshire Langley Shopping Center in Takoma Park. The Purple Line Metro Station will be across the street and is expected to open towards the end of 2027.

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/lease or withdrawal from the market without notice.

## 1017 E. University Blvd. Takoma Park

### Potential Income & Expenses:

#### Gross Rental Income:

1017 E. Univ. Unit 101	Church	\$3,000/month or \$36,000/year
1017 E. Univ. Unit 102	Nail Salon	\$3,252/month or \$39,024/year
1017 E. Univ. Unit 201	Life Coach	\$1,995/month or \$23,940/year
1017 E. Univ. Unit 202	Barber Shop	\$1,995/month or \$23,940/year
Side Lot	Food Truck	\$800/month or \$9,600/year
Tenant Water Reimbursement*		\$1,800

**Total Income:** \$ 134,304

#### Owner Expenses:

2025 Real Estate Tax	11,747
Fire & Liability Insurance	3,000
Trash	2,400
Lawn Service/Snow/Clean Up	3,000

**Total Expenses** \$ 20,147

**Net Operating Income** \$114,157

#### Current Rent Roll:

Tenant	Rental Rate per month/year	Lease Term	Escalations
Church #101	\$3,000/\$36,000	M/M	TBD
Nail Salon #102	\$3,252/\$39,024	6-31-26	3%
Life Coach #201	\$1,995/\$23,940	4-30-28	\$200/year
Barber Shop #202	\$1,995/\$23,940	10-31-28	\$200/year
Food Truck	\$800/\$9,600	M/M	TBD

\*Suites 201 & 202 pay \$75/month towards water

\*\*According to the leases the owner is only responsible for the roof/structure, real estate tax, trash, common area electric, fire insurance and exterior yard maintenance. Tenant's responsible for all interior maintenance, their own HVAC and their own utilities.

This information is 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.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Joyner  
Director

USE-AND-OCCUPANCY  
CERTIFICATE

Issue Date: 5/10/2007

Expires: NONE

Certificate No.: 250265  
ID: AC1059918

Residence or building location:

1017 E UNIVERSITY BLV  
SILVER SPRING MD 20903-3704

Proposed Use: OFFICES

The applicant has applied for a certificate of Use and Occupancy under the provisions of the Montgomery County Code. The use for each floor, or part thereof, the live load (p.s.f.), the fire grading, the construction type, the code/edition, and any special conditions must be as follows:

Floor	Use Group Class	Maximum Live Load	Fire Grading	Occupancy Load	Construction Type	Code/Edition	Conditions
	B		N/A				TRANSFERRED FROM PG COUNTY

This certificate applies only to the above-described residence or building and is valid until the permitted use changes. Changes in use require recertification or new registration, pursuant to the Building Code.

Caution: the issuance of this permit does not eliminate the need to obtain the required approvals of other State of County agencies.

Director, Department of Permitting Services

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4166. Phone: (240) 777-6210

<http://permittingervices.montgomerycountymd.gov>  
Reginald Jetter  
Acting Director

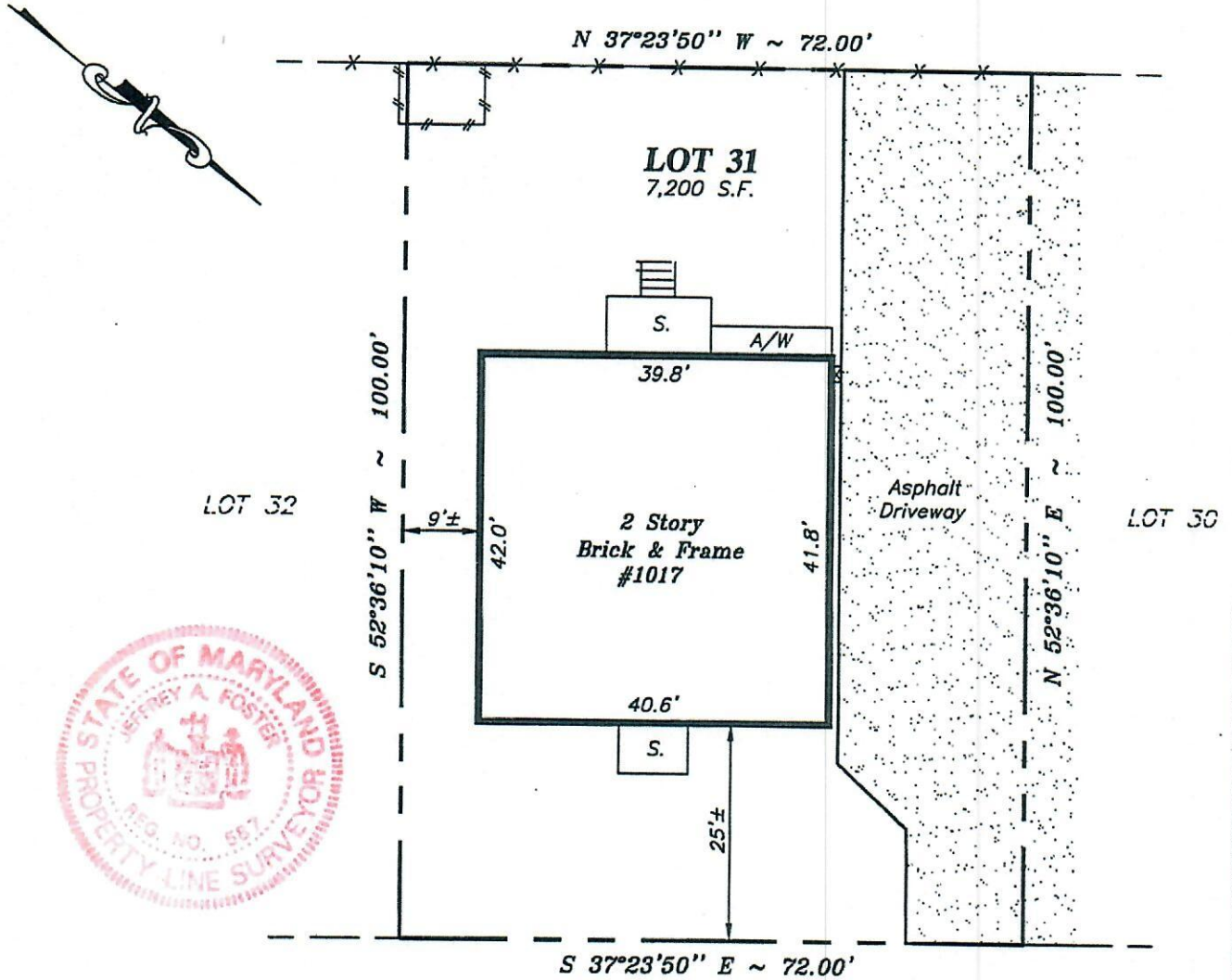
**CONSUMER INFORMATION NOTES:**

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.

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.  
 Flood Zone "C" per H.U.D. Flood Panel No. 0200C.

\* Taxes assessed in Montgomery County.

P.B. WWW 16 P.84

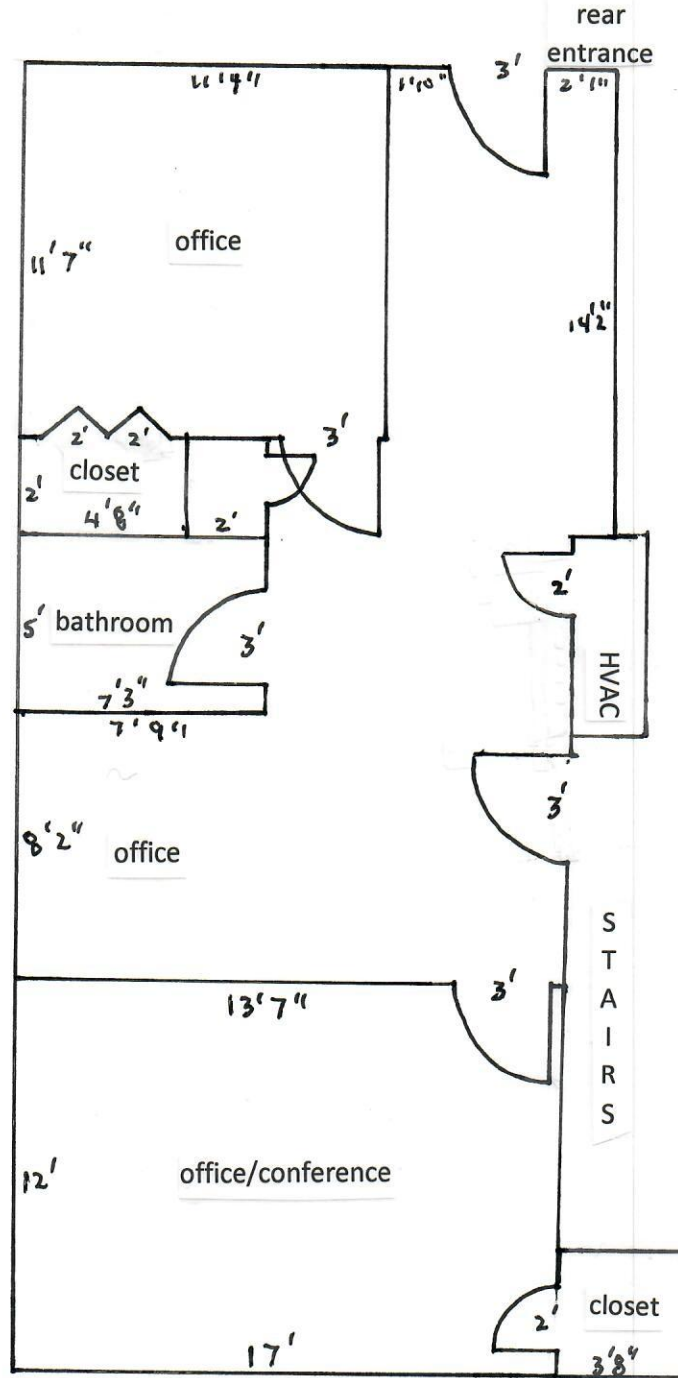


**LOCATION DRAWING**  
**LOT 31, BLOCK 14**  
**NEW HAMPSHIRE GARDENS**  
 \*PRINCE GEORGE'S COUNTY, MARYLAND

**UNIVERSITY BOULEVARD**  
 (150' R/W)

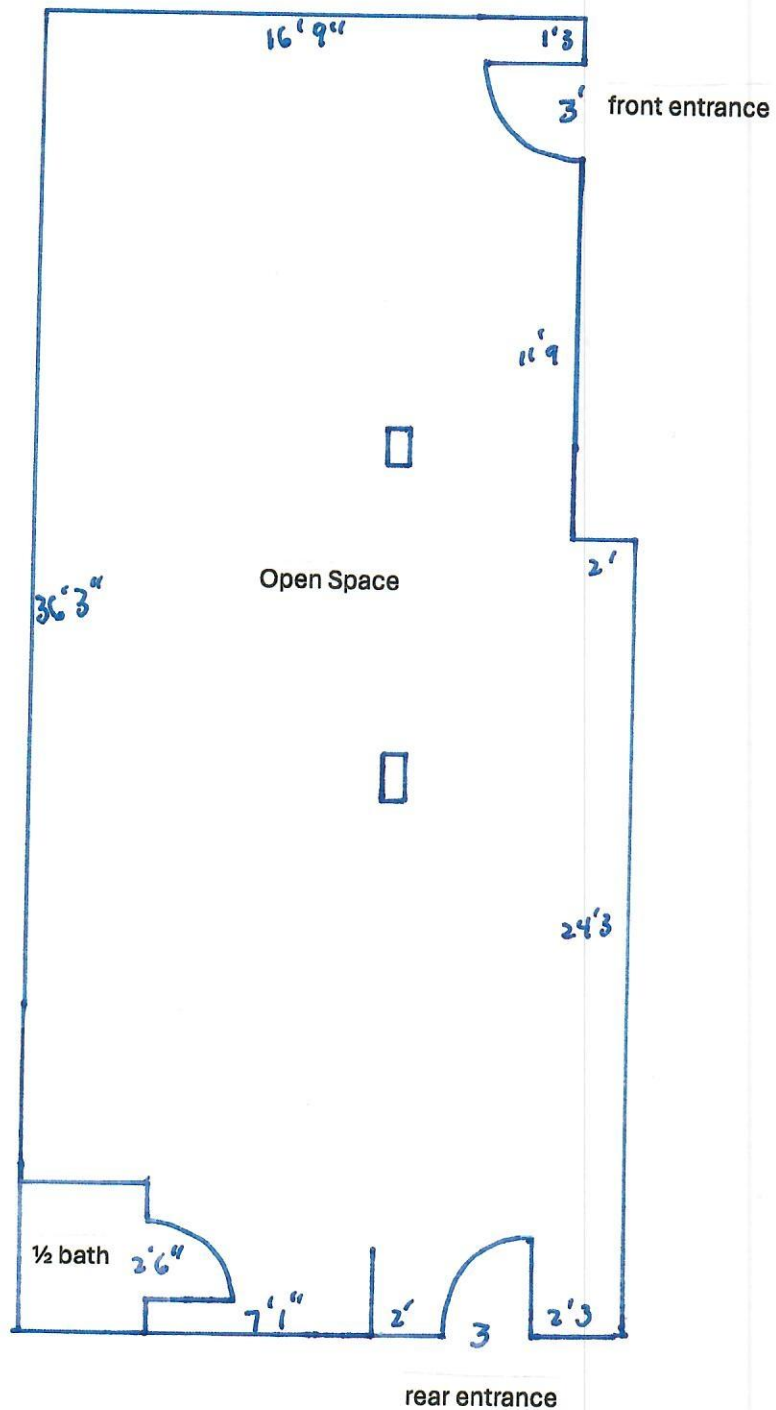
<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Jeffrey A. Foster</i> 587                  MARYLAND PROPERTY LINE SURVEYOR REG. NO.</p>	<b>REFERENCES</b>		<p><b>SNIDER &amp; ASSOCIATES</b>                  SURVEYORS - ENGINEERS                  LAND PLANNING CONSULTANTS                  2 Professional Drive, Suite 216                  Gaithersburg, Maryland 20879                  301/948-5100, Fax 301/948-1286</p>		
	PLAT BK. 20		<b>DATE OF LOCATIONS</b>		SCALE: 1" = 20'
	PLAT NO. 84		<b>WALL CHECK:</b>		DRAWN BY: V.G.S.
	LIBER		<b>HSE. LOC.:</b> 9-5-02		JOB NO.: 02-5688
FOLIO					

# 1017 University Blvd. #201



This is a fairly accurate floor plan for units 201 and 202.  
Unit 102 is only slightly different and unit 101 has an open floor plan with a bathroom.  
There is also an unfinished basement.

# 1017 University Blvd., Suite 101

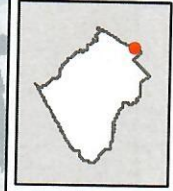


This is an approximate interior floor plan of the space for lease.  
If exact measurements are required one should remeasure for accuracy.

# Montgomery County Zoning

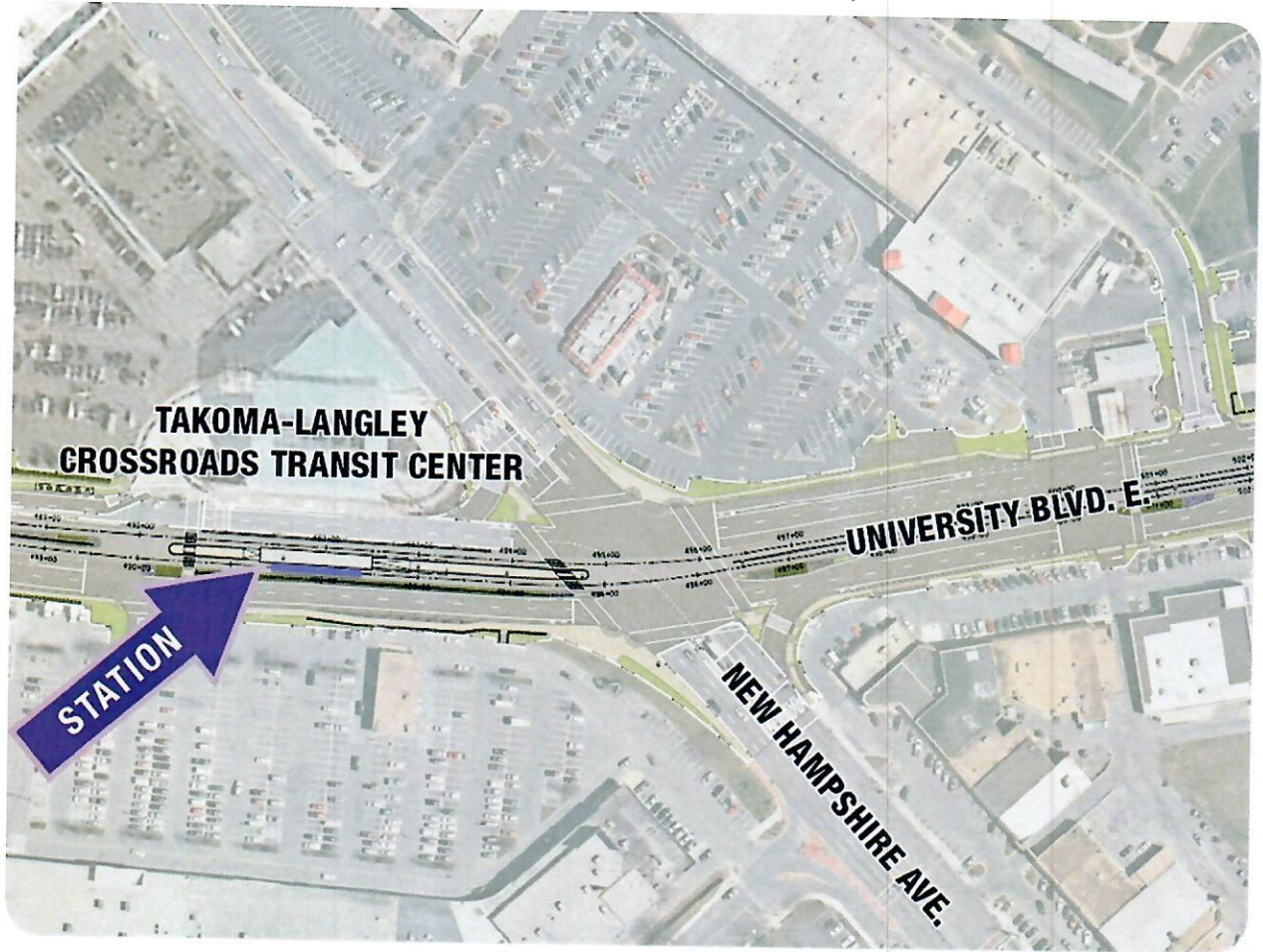
Date: 7/27/2022

Montgomery County  
Planning Department  
ITI Division



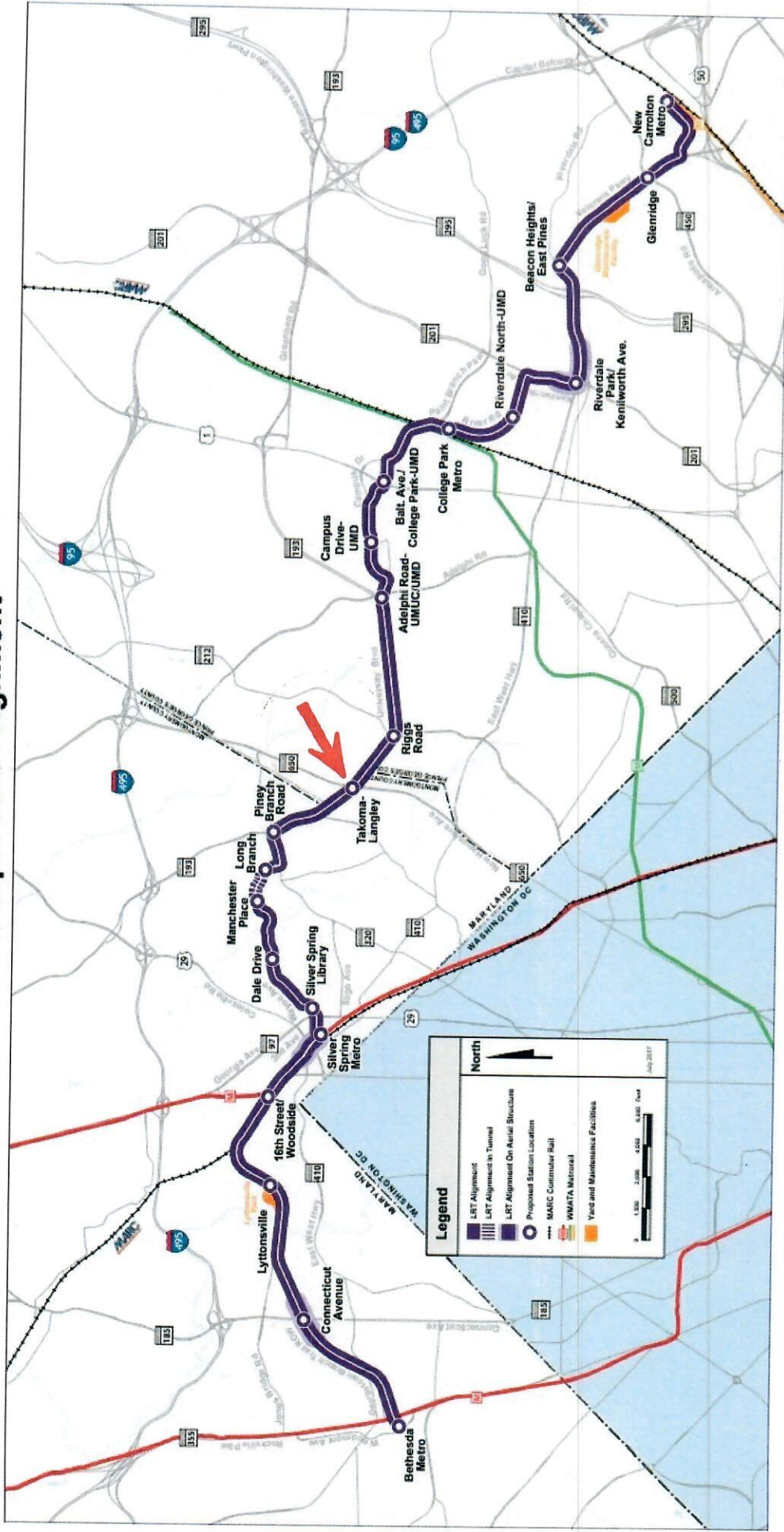
1 inch = 337 feet

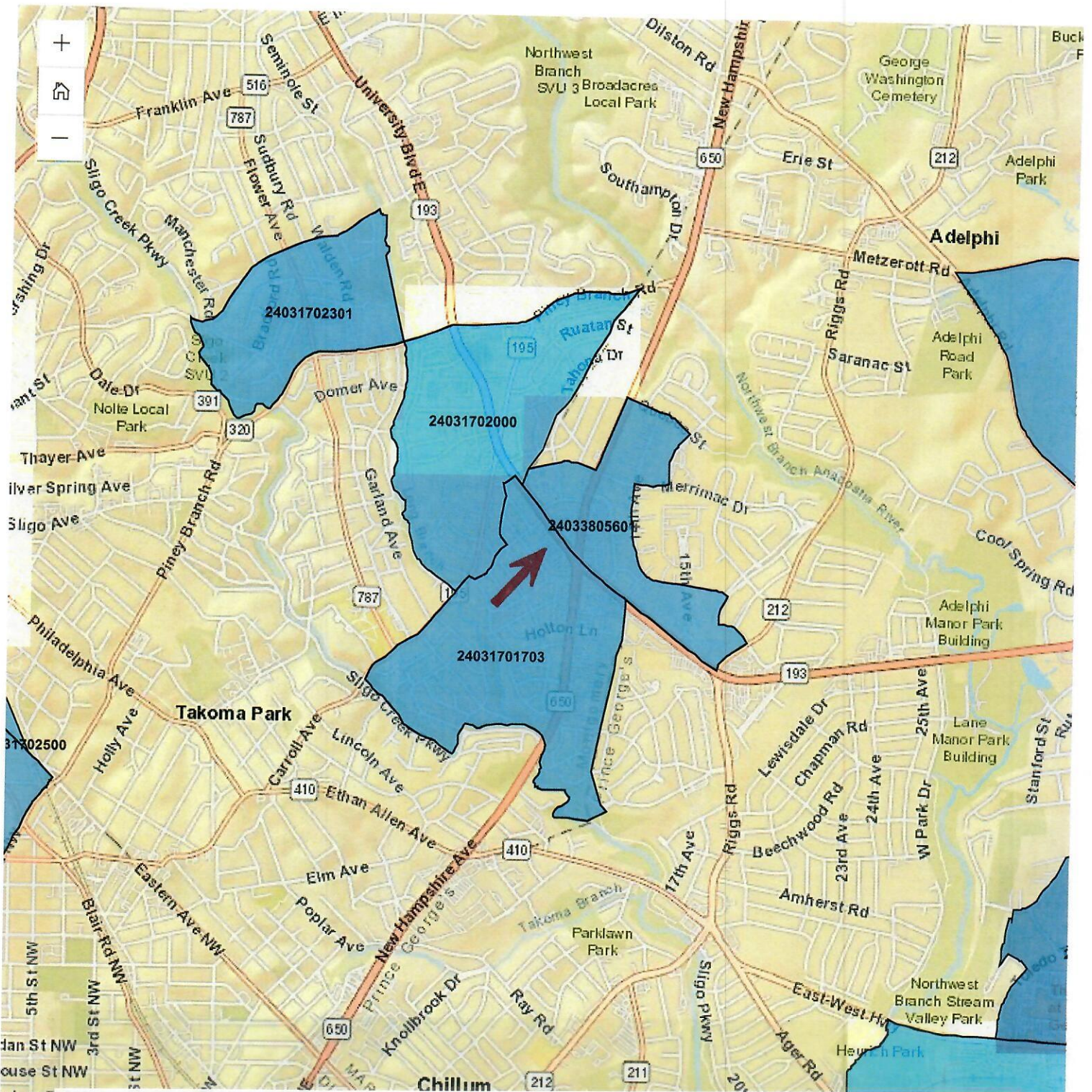
Account #	03174083	Parking District	N/A	Bike/Ped Priority Area	Takoma Langley Crossroads
Address	1077 E UNIVERSITY BLVD TAKOMA PARK, 20912	Special Protection Area	N/A	Urban Renewal Area	N/A
Zone	CRT-2.0 C-2.0 R-2.0 H-50	Urban District	N/A	Priority Funding Area	N/A
Overlay Zone	N/A	Enterprise Zone	Long Branch/Takoma Park	Septic Tier	Tier 1: Sewer existing
TDR Overlay Zone	N/A	Arts & Ent. District	N/A	Municipality	TAKOMA PARK
Landuse	Multi-Family	Special Tax District	N/A	Master Plan	TAKOMALANGLEY
Parcel, Lot, Block	N/A, 31, 14	Legal Description	NEW HAMPSHIRE GARDENS	Historic Site/District	N/A
WSSC Grid	210NE01			Water/Sewer Categories	W-1/S-1
Map Amendments	G-791 G-953 G-956				



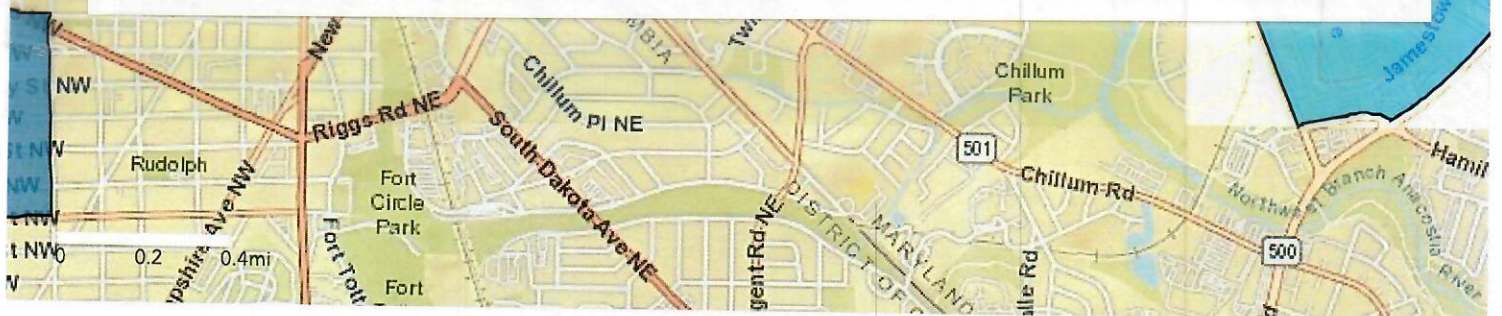
The Takoma-Langley Purple Line Metro Station will be located almost directly across the street from the subject property.

# Purple Line Alignment





The highlighted **BLUE** areas are Opportunity Zones in Takoma Park. Investment in these areas can provide significant capital gains and other tax savings. Arrow shows approximate location of property



# Traffic Count Report

1017 University Blvd E, Silver Spring, MD 20903

Building Type: **Class C Office**

Class: **C**

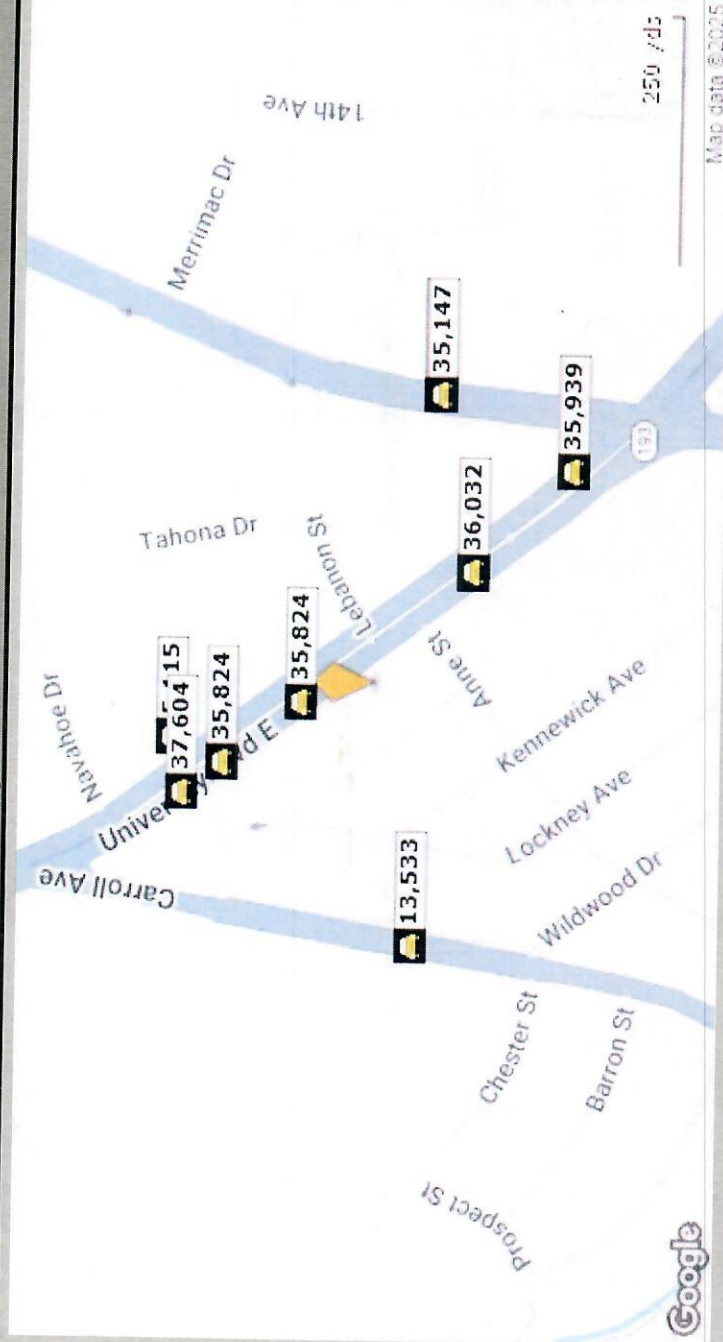
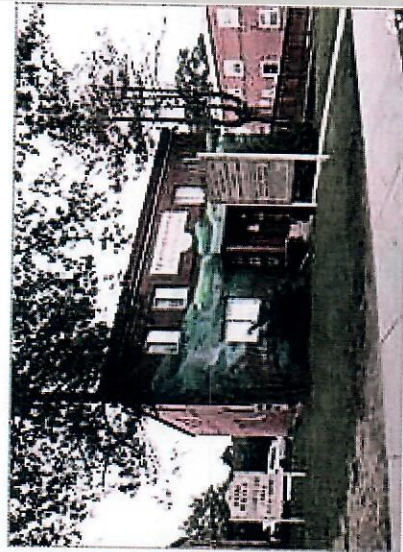
RBA: **3,360 SF**

Typical Floor: **1,680 SF**

Total Available: **840 SF**

% Leased: **75%**

Rent/SF/Yr: **\$28.50**



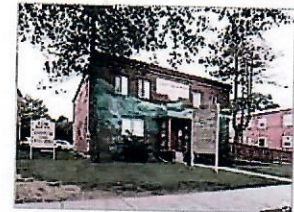
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 University Boulevard East		0.00	2022	35,824	MPSI	.05
2 University Boulevard East	Anne St	0.04 NW	2022	35,621	MPSI	.08
3 University Boulevard East	Anne St	0.04 NW	2020	36,032	MPSI	.08
4 University Boulevard East		0.00	2022	35,824	MPSI	.10
5 Merrimac Drive		0.00	2022	5,115	MPSI	.12
6 University Blvd E	Merrimac Dr	0.02 S	2022	37,604	MPSI	.13
7 Carroll Ave	Merrimac Dr	0.11 N	2022	13,533	MPSI	.15
8 University Blvd	New Hampshire Ave	0.04 SE	2022	35,939	MPSI	.17
9 New Hampshire Ave	Lebanon St	0.06 N	2020	35,995	MPSI	.17
10 New Hampshire Ave	Lebanon St	0.06 N	2022	35,147	MPSI	.17

# Demographic Summary Report

1017 University Blvd E, Silver Spring, MD 20903

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **3,360 SF**  
 Typical Floor: **1,680 SF**

Total Available: **840 SF**  
 % Leased: **75%**  
 Rent/SF/Yr: **\$28.50**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	42,951	237,744	538,551
2024 Estimate	43,896	245,502	562,022
2020 Census	45,701	254,083	589,371
Growth 2024 - 2029	-2.15%	-3.16%	-4.18%
Growth 2020 - 2024	-3.95%	-3.38%	-4.64%
<b>2024 Population by Hispanic Origin</b>	26,880	84,011	165,890
<b>2024 Population</b>	43,896	245,502	562,022
White	6,667 15.19%	62,451 25.44%	166,618 29.65%
Black	9,079 20.68%	80,290 32.70%	182,379 32.45%
Am. Indian & Alaskan	1,153 2.63%	3,046 1.24%	5,905 1.05%
Asian	1,620 3.69%	13,892 5.66%	33,087 5.89%
Hawaiian & Pacific Island	15 0.03%	108 0.04%	314 0.06%
Other	25,362 57.78%	85,717 34.91%	173,719 30.91%
U.S. Armed Forces	10	157	1,009
<b>Households</b>			
2029 Projection	13,010	83,797	195,356
2024 Estimate	13,313	86,792	205,092
2020 Census	13,972	90,029	216,432
Growth 2024 - 2029	-2.28%	-3.45%	-4.75%
Growth 2020 - 2024	-4.72%	-3.60%	-5.24%
Owner Occupied	4,247 31.90%	36,263 41.78%	93,575 45.63%
Renter Occupied	9,066 68.10%	50,529 58.22%	111,517 54.37%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	2,178 16.36%	12,192 14.05%	29,197 14.24%
Income: \$25,000 - \$50,000	3,326 24.99%	14,729 16.97%	29,471 14.37%
Income: \$50,000 - \$75,000	1,998 15.01%	13,047 15.03%	29,351 14.31%
Income: \$75,000 - \$100,000	1,899 14.27%	11,025 12.70%	24,870 12.13%
Income: \$100,000 - \$125,000	1,051 7.90%	9,260 10.67%	20,301 9.90%
Income: \$125,000 - \$150,000	847 6.36%	5,745 6.62%	14,440 7.04%
Income: \$150,000 - \$200,000	926 6.96%	8,533 9.83%	21,118 10.30%
Income: \$200,000+	1,085 8.15%	12,262 14.13%	36,345 17.72%
<b>2024 Avg Household Income</b>	<b>\$88,544</b>	<b>\$110,899</b>	<b>\$120,519</b>
<b>2024 Med Household Income</b>	<b>\$64,019</b>	<b>\$82,774</b>	<b>\$89,603</b>