



## 11623 Philadelphia Rd

11623 Philadelphia Rd, White Marsh, MD 21162



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# 11623 Philadelphia Rd

\$1,795,000

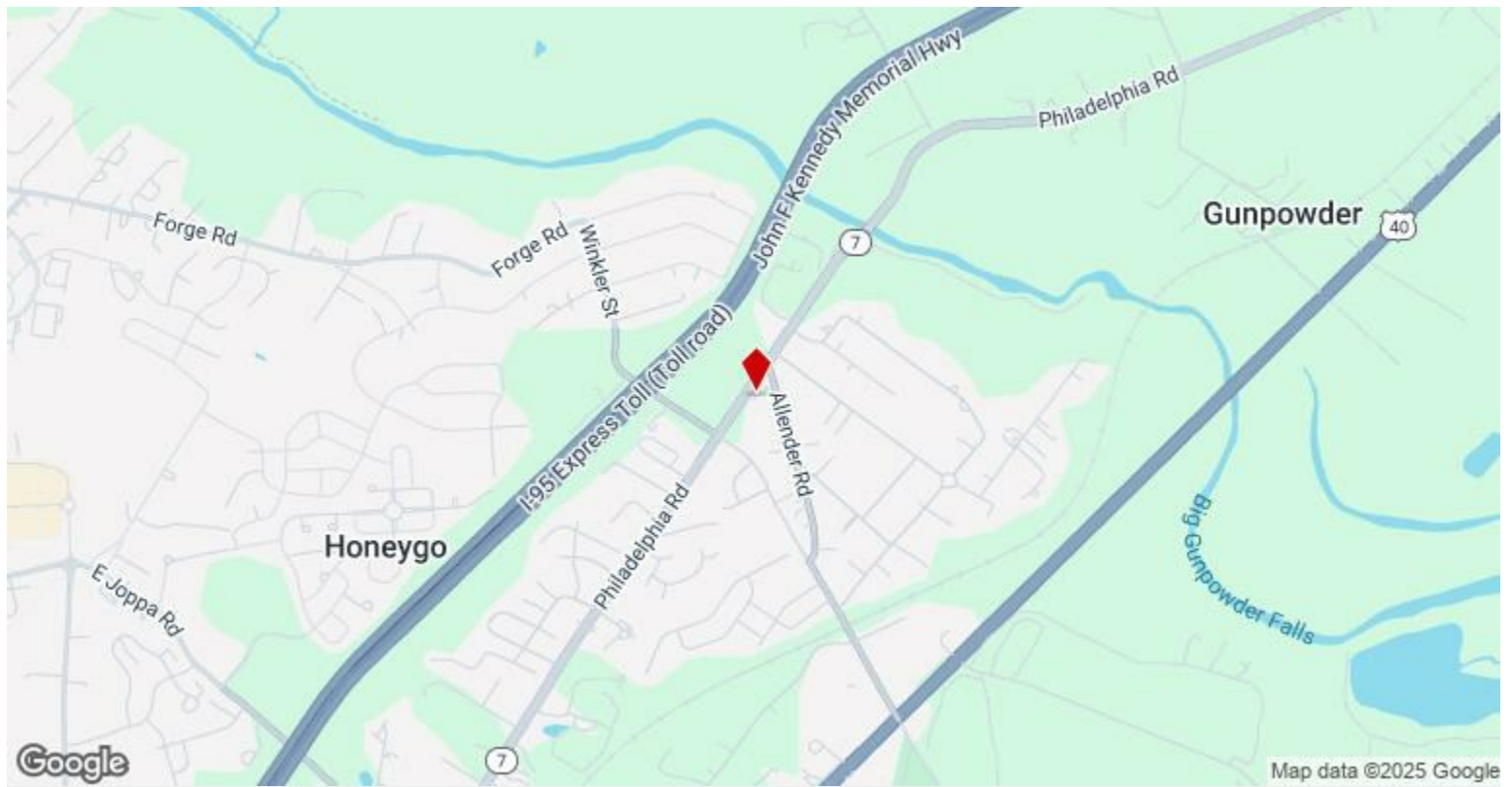
PRICE REDUCED AND OWNER LOOKING TO SELL this Turnkey Custom Built Medical/Office building consisting of 5,958 +/- square ft. Built in 2020 with all the amenities needed. This property is 100% ready for an Owner User for either All or 1/2 the total space. It could also be utilized for an investment bringing a good return on your money. The main level walk in offers a turn key medical facility to include full reception, waiting room, offices, exam rooms, a procedure room, 2 ADA Compliant bathrooms, kitchen and back prep areas. The upper level offers access from either side of the building. The upper level is being sold fully furnished. It is completely set up with private offices, multiple work stations, conference room, kitchen, lounge area, 2 bathrooms along with 2 file rooms. This owner left no stone unturned with the construction, Brick and Hardi Plank Siding, 30 Year Architectural Shingled Roof, Sufficient parking, dumpster pad, professionally landscaped and Large Marque Signage providing maximum exposure to drive by traffic. EZ access to Rte 40, and minutes to 695...

## • Turnkey Property

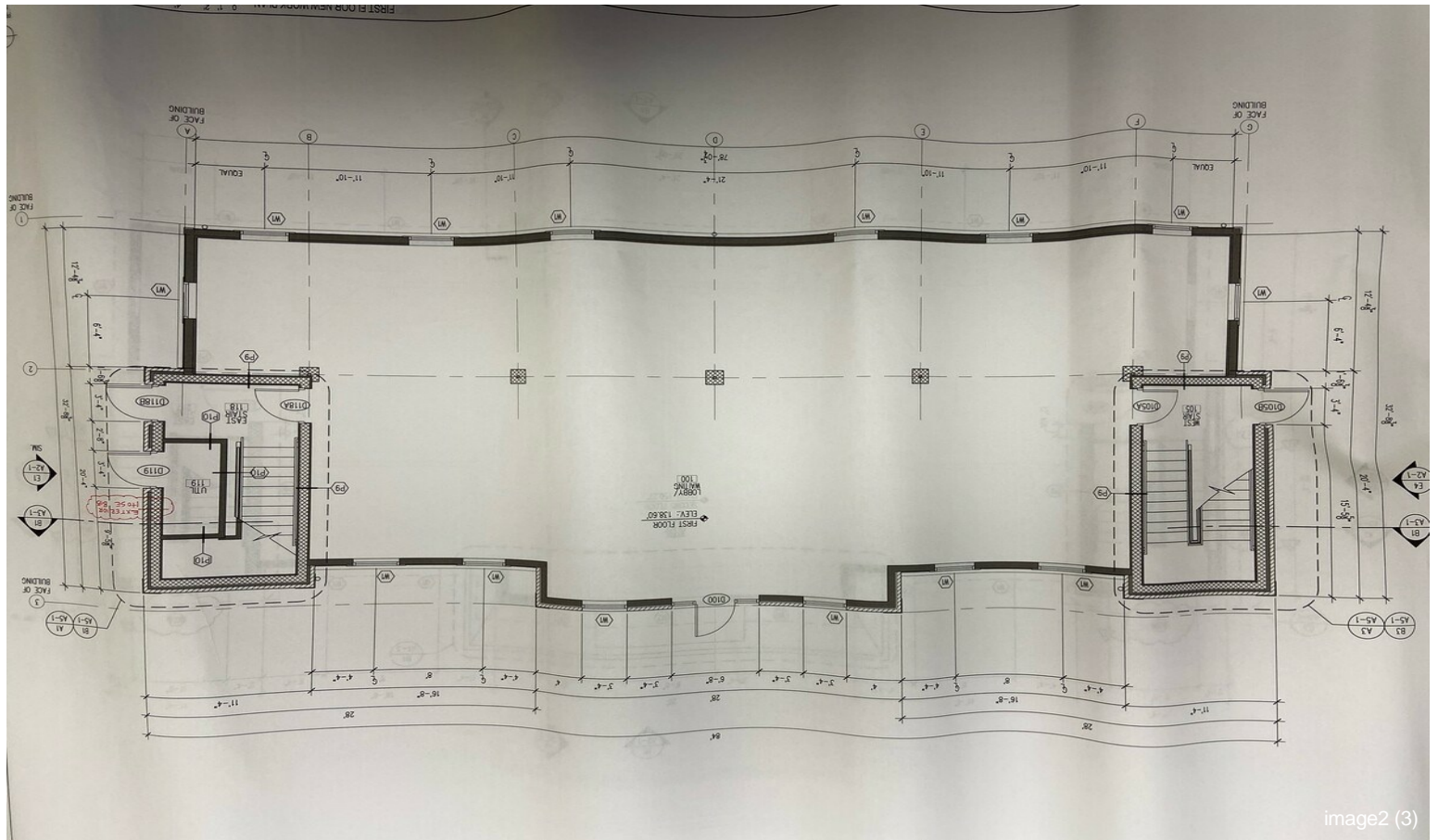


|                         |                          |
|-------------------------|--------------------------|
| Price:                  | \$1,795,000              |
| Property Type:          | Office                   |
| Property Subtype:       | Medical                  |
| Building Class:         | B                        |
| Sale Type:              | Investment or Owner User |
| Lot Size:               | 0.12 AC                  |
| Gross Building Area:    | 5,400 SF                 |
| Rentable Building Area: | 5,958 SF                 |
| No. Stories:            | 2                        |
| Year Built:             | 2021                     |
| Tenancy:                | Multi                    |
| Parking Ratio:          | 4.2/1,000 SF             |
| Zoning Description:     | BM                       |
| APN / Parcel ID:        | 11-1113057740            |
| Walk Score ®:           | 40 (Car-Dependent)       |





**11623 Philadelphia Rd, White Marsh, MD 21162**





A photograph of a white mailbox with the number 11623, featuring two black mail compartments. The mailbox is situated on a grassy area next to a road, with a utility pole and a brick house visible in the background under a clear blue sky.



## Property Photos





## Property Photos





## Property Photos

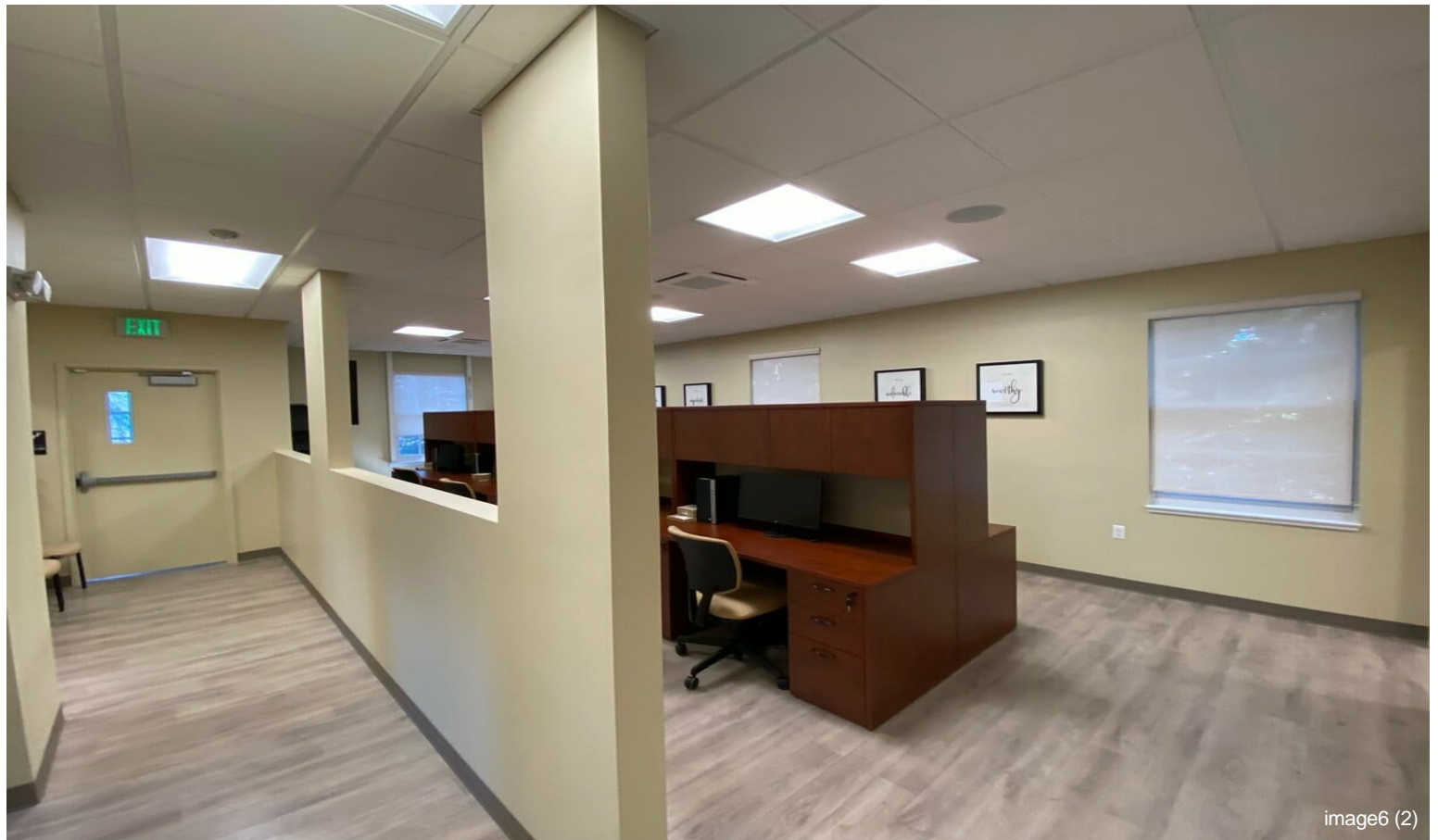




## Property Photos



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## Property Photos



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image12



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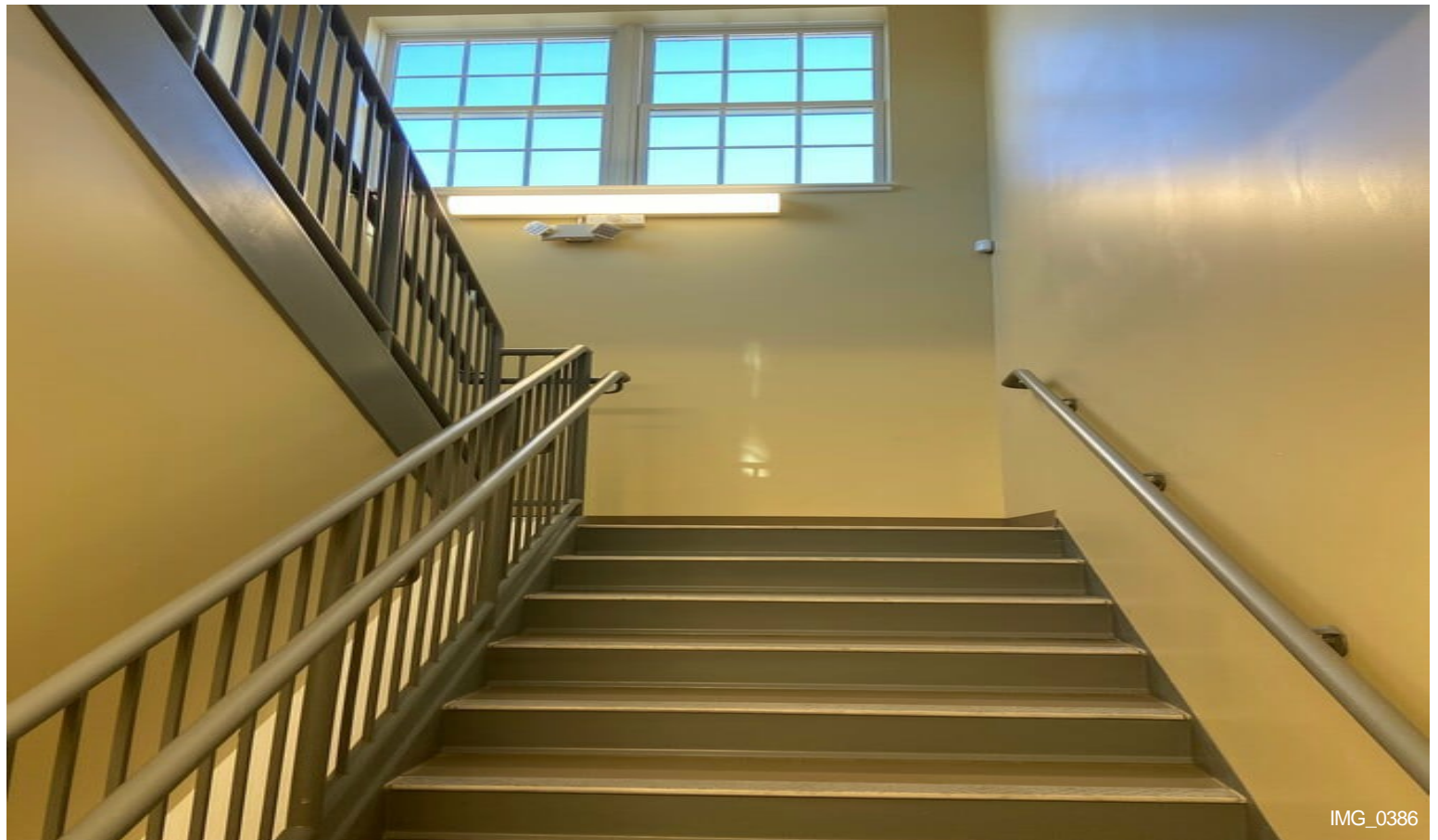
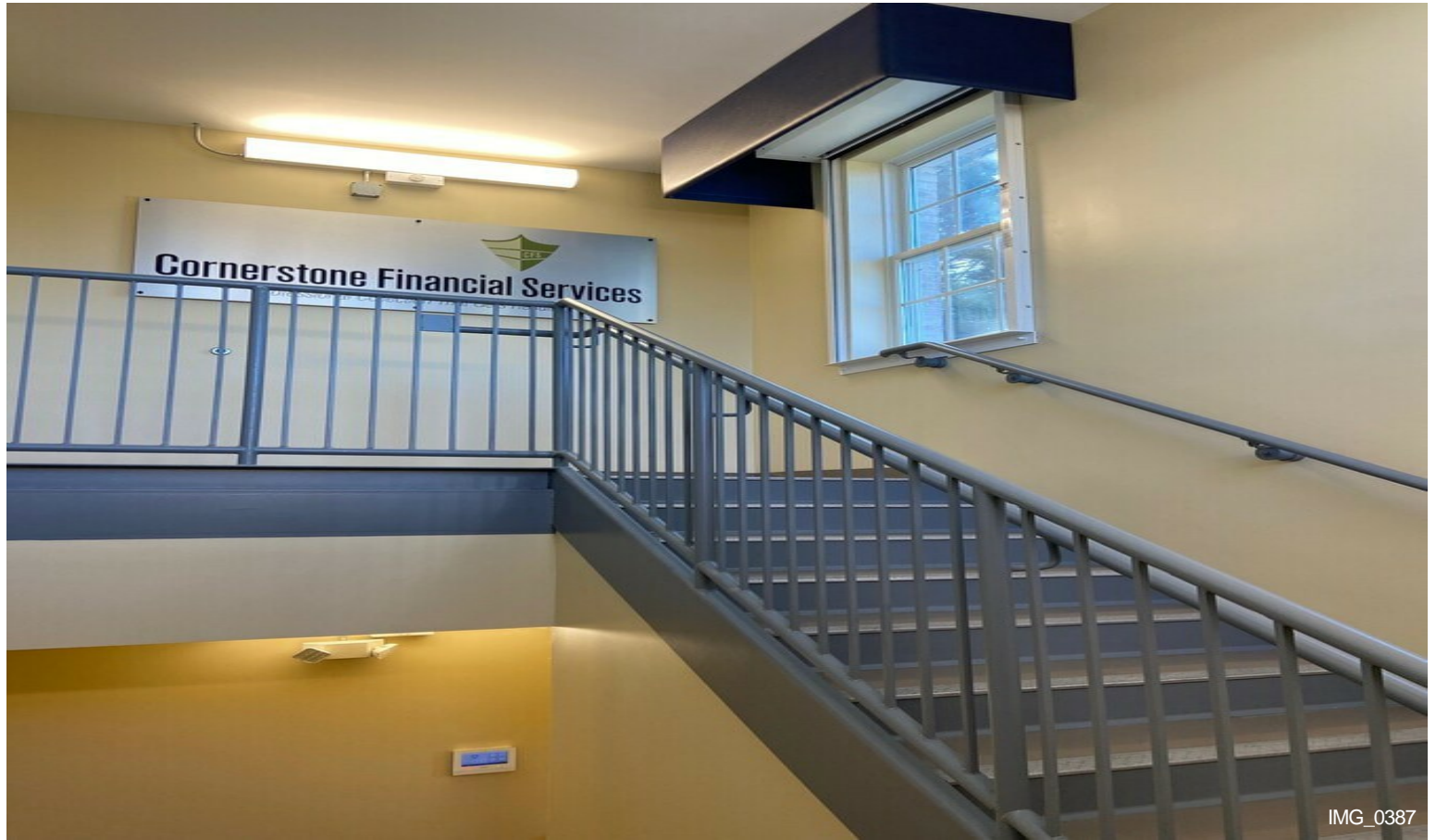
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