



**WAVERLY WOODS OFFICE/MEDICAL SUITE
OFFERED FOR SALE or LEASE**

ADDRESS:	11255 Dovedale Court, #20 (#4 on FP) Marriottsville, MD 21104
SUITE SIZE:	1,900SF two levels 950SF per floor
SALE PRICE:	\$450,300
CONDO FEE:	\$325/month
REAL ESTATE TAXES:	\$5,644.52/annually
RENTAL RATE:	1 st Fl \$20.00psf, 2nd Fl \$18.00psf MG Lease structure
TENANT:	1 st Fl 950SF MTM
PARKING:	Free and unreserved
BUILDING SIZE:	7,292 SF
PARKING RATIO:	4.78/1000
TOTAL NUMBER OF LEVELS:	2
CEILING HEIGHT:	9'
UTILITY SERVICE:	Electric, public water and public sewer
HVAC:	Split system heat pumps serve each floor
PROFORMA:	Assuming an 80/20 LTV, with 20% equity and loan for \$360,240 @ 6% interest rate & 25 yr amort = \$2,321.00 or \$14.66psf plus expenses
YEAR BUILT:	2003
AMENITIES:	Located in the highly sought after Waverly Woods offering a work, live and play community. Ownership includes use of pool, conference center and more.

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

Lyn S. Jablonski

410-241-9729

Email: ljablonski@trialliance.com