

438 N FREDERICK AVE, STE 225 GAITHERSBURG, MD
20877



Presented By:

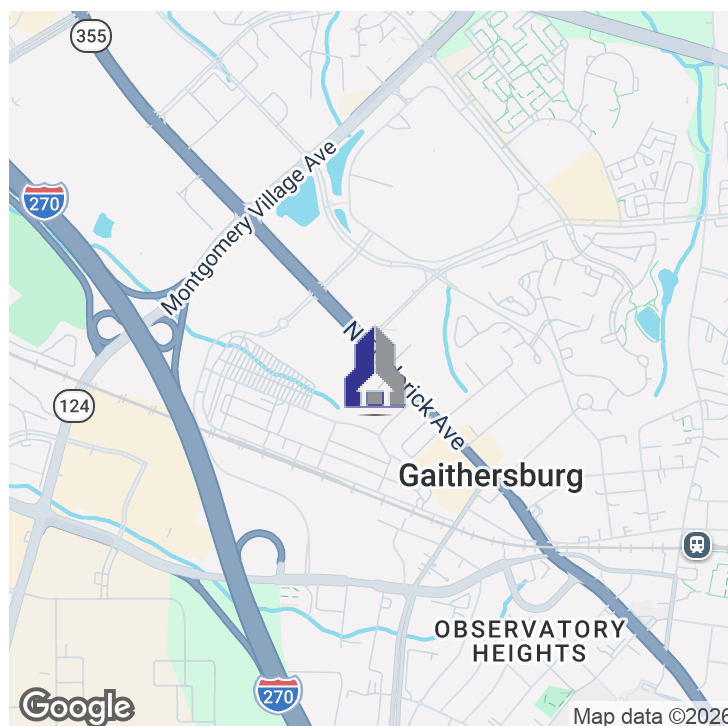
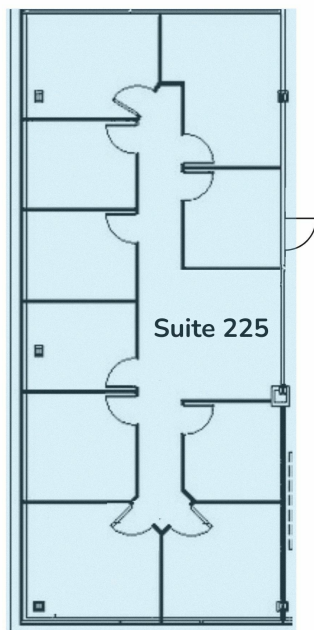
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Beautiful Corner Office Condo For Sale

438 N FREDERICK AVE, STE 225 Gaithersburg, MD 20877

**OFFERING SUMMARY**

Sale Price:	\$443,040
Cap Rate:	8.04%
Available SF:	2,272
Year Built:	1982
Building Size:	87,612 SF
Renovated:	2007
Submarket:	Washington DC
Traffic Count:	33,599
Price / SF:	\$195.00

PROPERTY OVERVIEW

- CapStar Commerical Realty is pleased to present this beautiful Class A 2,272 sf Office Condo in the Fairview Building in Gaithersburg. This office features modern security glass doors, highly visible from the hallway. With its strategic position in the vibrant Gaithersburg area, this property is primed for success and presents an excellent opportunity for investors seeking a high-potential office.

Additional Info:

- Furniture can be sold with property.
- Owner-Occupied – Delivered Vacant at Closing
- Seller to satisfy all existing mortgage obligations and outstanding condominium association dues at settlement.

PROPERTY HIGHLIGHTS

- Shared Kitchen
- Shared Conference Rooms
- Gym Onsite

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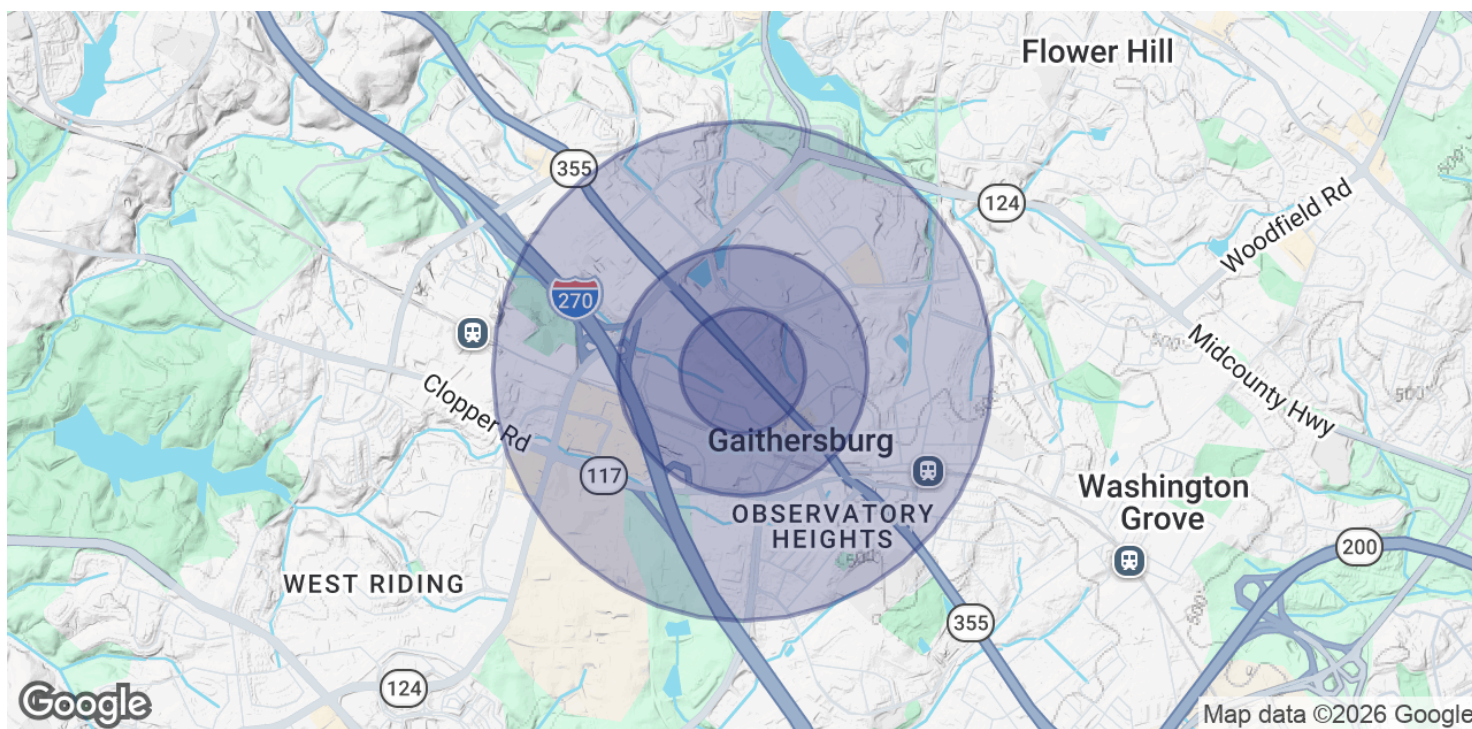
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	590	2,521	24,503
Average Age	45.5	47.1	37.1
Average Age (Male)	35.7	41.3	34.3
Average Age (Female)	51.6	50.0	38.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	248	1,013	9,429
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$93,575	\$102,301	\$94,114
Average House Value	\$490,332	\$505,899	\$361,572

2023 American Community Survey (ACS)