

# FOR SALE



5700-5706 Tuxedo Road & 2301 57<sup>th</sup> Ave  
Hyattsville, MD 20781

advisoRE 

# INVESTMENT HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

- **Infill Flex/Service-Commercial** on ±0.58 AC corner—three buildings + one paved parcel.
- **Immediate Access** to US-50/I-295; minutes to DC and Cheverly Metro.
- **Owner Occupant** Ideal for purchaser to acquire all four parcels and operate their business or lease out part of the site to collect offsetting income.
- **Short-Term Income** from one MTM occupant; repositioning upside through light improvements and lease-up.
- **Transit-Area Policy Context (LTO-C Zoning)** favors walkable, mixed-use, service-oriented operations today with longer-term redevelopment optionality. (Buyer to verify use approvals with Prince George's County)
- **Adaptive Footprints** for showroom + back-of-house, maker/production, studio/creative, or contractor office with indoor warehousing.



Owner Occupant  
Optionality



Industrial/Service  
Commercial



Redevelopment  
Potential



Transit Accessible  
Cheverly Metro

# PARCEL SUMMARY & AERIAL OVERVIEW

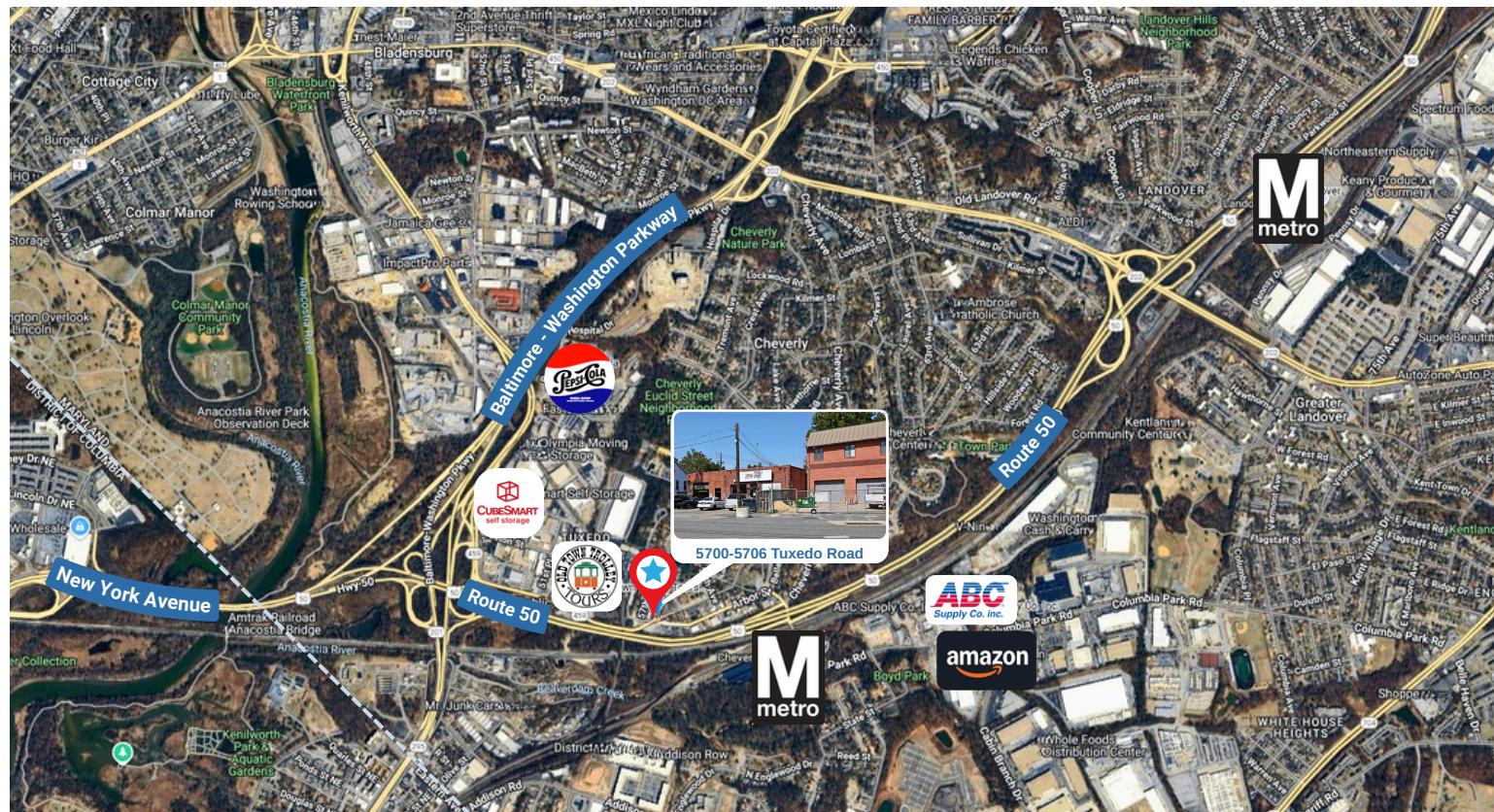
Parcel #	Address	Type	Building SF	Lot SF	Tenant	Status
1	5700 Tuxedo Rd	House	1,606 SF	8,712 SF	Vacant	
2	5702 Tuxedo Rd	1-Level Autobody Shop	2,912 SF	4,838 SF	JEG Colorations	MTM
3	5706 Tuxedo Rd	2-Level Flex / Office	2,280 SF	6,188 SF	Vacant	
4	2301 57th Ave	Asphalt Lot	-	5,559 SF	Vacant	
<b>TOTAL</b>			<b>6,798 SF</b>	<b>25,297 SF</b>		



## TOTAL SITE SUMMARY

± 0.58 Acres • 6,798 SF Buildings • 4 Contiguous Parcels • At the DC Border

# MAP



CHRIS VONDAS | 301 795-4966 | CHRIS@ADVISORE.COM

CLARK TURNER | 301 795-4966 | CTURNER@ADVISORE.COM

advisoRE 