

FOR SALE

5612 SPRUCE TREE AVENUE &
9313 OLD GEORGETOWN ROAD
BETHESDA, MD 20814

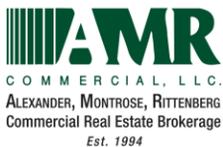
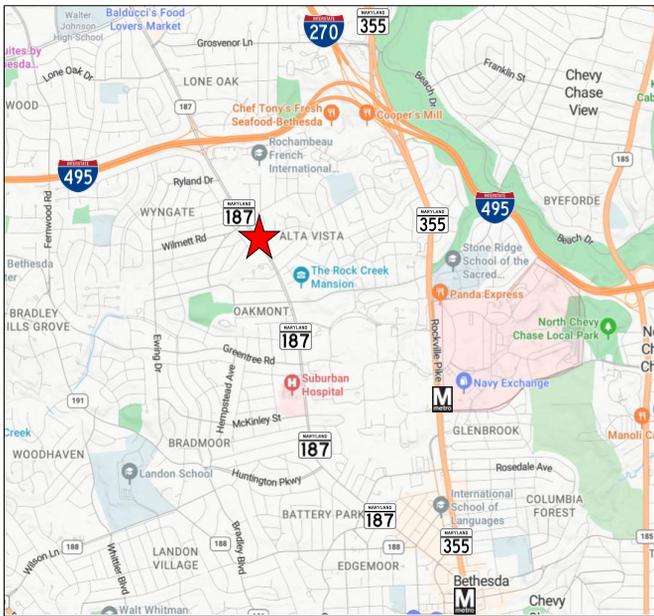
\$3,200,000

**6,000+/- Square Foot
Medical Office Building on
Contiguous Lots Totaling
38,238 Square Feet
Zoned R-60**

*Single-Family Residential with
Special Exception Permitting
Professional Office Building*

**UNIQUE OPPORTUNITY FOR
USER ♦ INVESTOR ♦ DEVELOPER
PROMINENT EXPOSURE
40+/- ONSITE PARKING SPACES**

*Currently home to The Pediatric Care Center,
the building was originally a single-family
residence built in 1937 and renovated over
time with the last addition in 1987. Interior
space is extremely functional and the parking
on site is unbeatable.*



Celebrating
32
Years
1994-2026



~ Just 0.5 miles to Capital Beltway ~

NOT TO SCALE | MEASUREMENTS APPROXIMATE

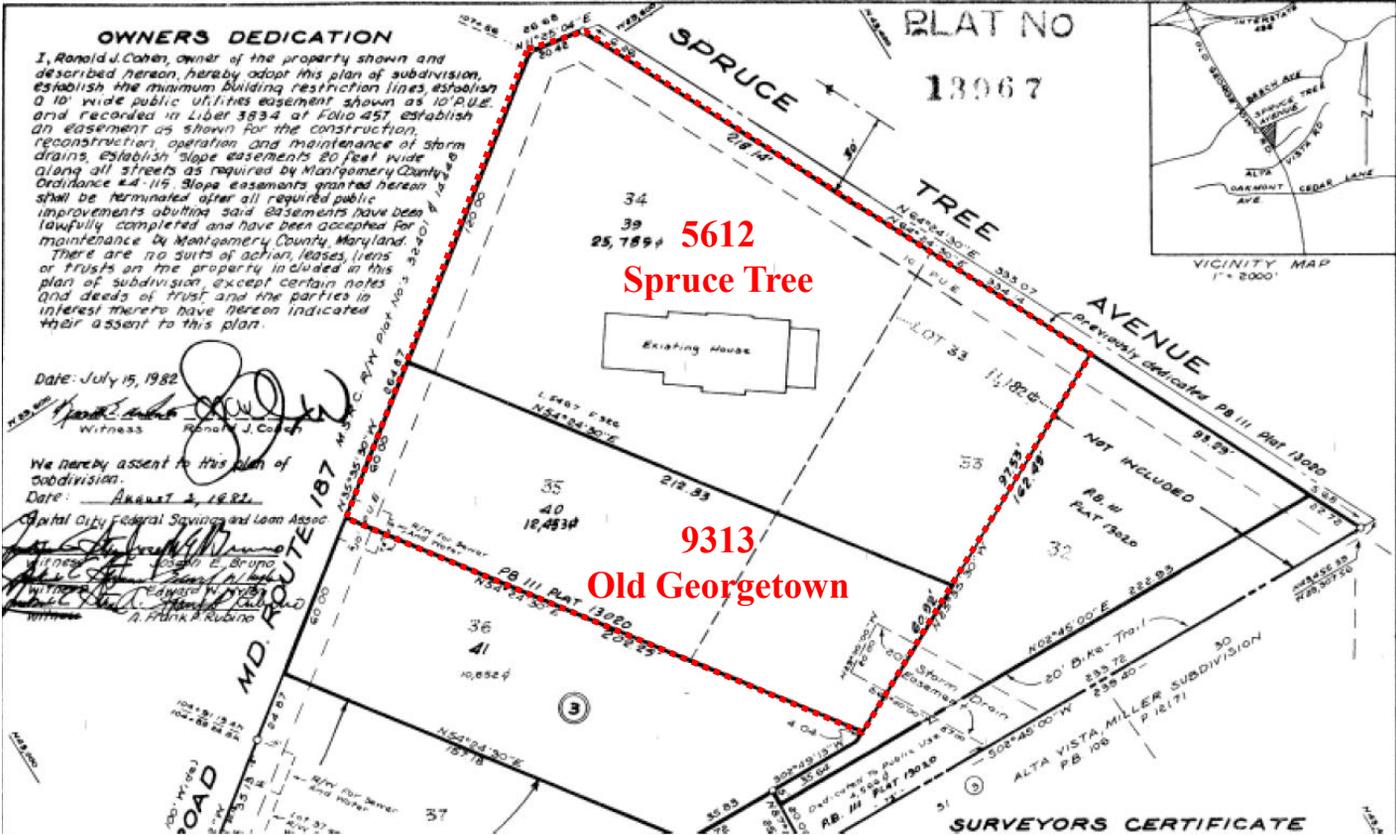
For More Information
Please Contact:

JACK ALEXANDER | jalexander@amrcommercial.com | 301.961.9696 | EXT. 207

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

4849 Rugby Avenue ♦ Suite 200 ♦ Bethesda, Maryland 20814 ♦ 301.961.9696 ♦ Fax 301.656.7551 ♦ www.amrcommercial.com

5612 Spruce Tree Ave. & 9313 Old Georgetown Rd. Bethesda, Maryland 20814



NOT TO SCALE | MEASUREMENTS APPROXIMATE

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Real Property Data Search ()
 Search Result for MONTGOMERY COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 07 Account Identifier - 02232582

Owner Information

Owner Name: SPRUCE TREE & OLD GEORGETOWN ASSOC LP
Mailing Address: 5612 SPRUCE TREE AVE BETHESDA MD 20814
Use: COMMERCIAL
Principal Residence: NO
Deed Reference: /08185/ 00607

Location & Structure Information

Premises Address: 5612 SPRUCE TREE AVE BETHESDA 20814-0000
Legal Description: ALTA VISTA MILLER SU B

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HP11	0000	0000	20007.16	0050		3	39	2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1937	4,172 SF		25,785 SF	651

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MEDICAL OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2025	07/01/2026
Land:	850,900	850,900		
Improvements	1,389,600	1,389,600		
Total:	2,240,500	2,240,500	2,240,500	
Preferential Land:	0			

Transfer Information

Seller:	Date: 03/11/1988	Price: \$400,000
Type: ARMS LENGTH IMPROVED	Deed1: /08185/ 00607	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00l	0.00l

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search ()
 Search Result for MONTGOMERY COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 07 **Account Identifier - 02232593**

Owner Information

Owner Name: SPRUCE TREE & OLD GEORGETOWN ASSOC LP
Mailing Address: 5612 SPRUCE TREE AVE BETHESDA MD 20814
Use: COMMERCIAL
Principal Residence: NO
Deed Reference: /08185/ 00609

Location & Structure Information

Premises Address: 9313 OLD GEORGETOWN RD BETHESDA 20814-0000
Legal Description: ALTA VISTA MILLER SU B

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HP11	0000	0000	20007.16	0050		3	40	2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			12,453 SF	460

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2025	07/01/2026
Land:	394,500	394,500		
Improvements	0	0		
Total:	394,500	394,500	394,500	
Preferential Land:	0			

Transfer Information

Seller:	Date: 03/11/1988	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /08185/ 00609	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00l	0.00l

Special Tax Recapture: None

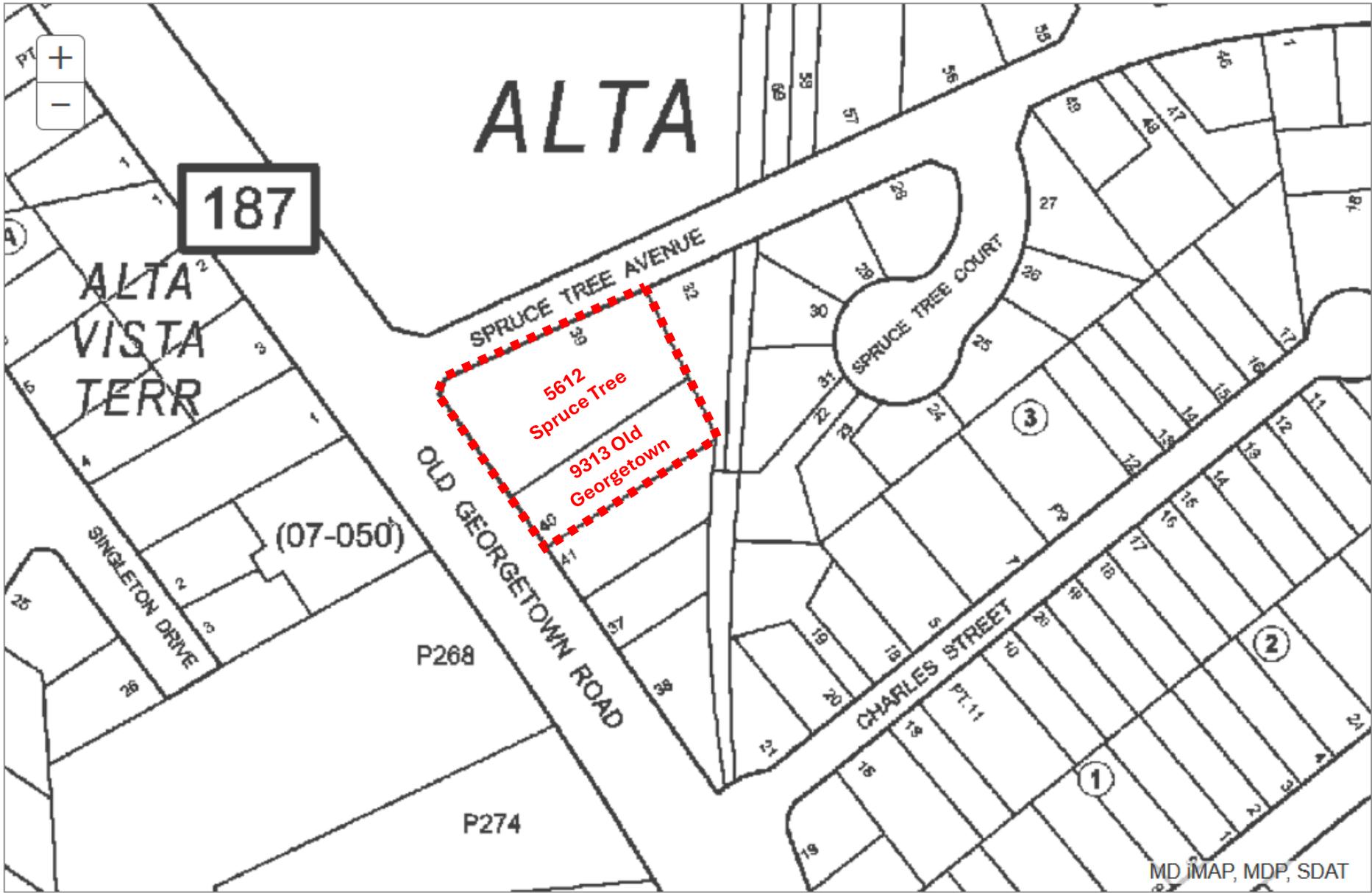
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

5612 Spruce Tree Avenue & 9313 Old Georgetown Road



9313 Old Georgetown Road

Property Info	
Location:	Latitude: 39.0085 Longitude:-77.1127
ACCT #:	02232593
Parcel , Lot , Block:	N/A , 40 , 3
Address:	9313 OLD GEORGETOWN RD BETHESDA, 20814
Legal Description:	ALTA VISTA MILLER SU B
Landuse:	Parking and Transportation
WSSC Grid:	211NW05
Zoning Info	
Zone:	R-60
Overlay Zone:	N/A
TDR Overlay:	N/A
Allowable Use Table:	View PDF
Map Amendments:	G-666 G-956
Other Legislative Districts	
Septic Tier:	Tier 1: Sewer existing
Water/Sewer Categories:	W-1 / S-1
Municipality:	N/A
Master Plan:	BETHESDA CHEVY CHASE
Historic Site/District:	N/A
Parking District:	N/A
Urban District:	N/A
Central Business District:	N/A
Special Protection Area:	N/A
Watershed:	Lower Rock Creek
Enterprise Zone:	N/A
Arts & Entertainment District:	N/A
Special Tax District:	N/A
Bike/Pedestrian Priority Area:	N/A
Urban Renewal Area:	N/A
Metro Station Policy Area:	N/A
Priority Funding Area:	Yes







Bing Maps





