

FOR SALE

109 MELROSE AVENUE, CATONSVILLE, MD 21228



Great Bite Size Neighborhood Investment Opportunity

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PROPERTY DESCRIPTION

109 Melrose Avenue presents a distinguished office opportunity with generously proportioned suites, abundant natural light, and thoughtful finishes tailored for professional tenants. Tenants benefit from private parking, secure access making the property an attractive addition for an office investor seeking steady occupancy and long-term appeal.

HIGHLIGHTS

- Neighborhood well appointed location
- Office building designed for professional tenant occupancy
- Generously sized suites with flexible layouts and abundant natural light
- On-site parking facilitating convenient tenant access

OFFERING



FOR SALE OFFICE SPACE

Building Size	4,438 SF
Price	\$625,000

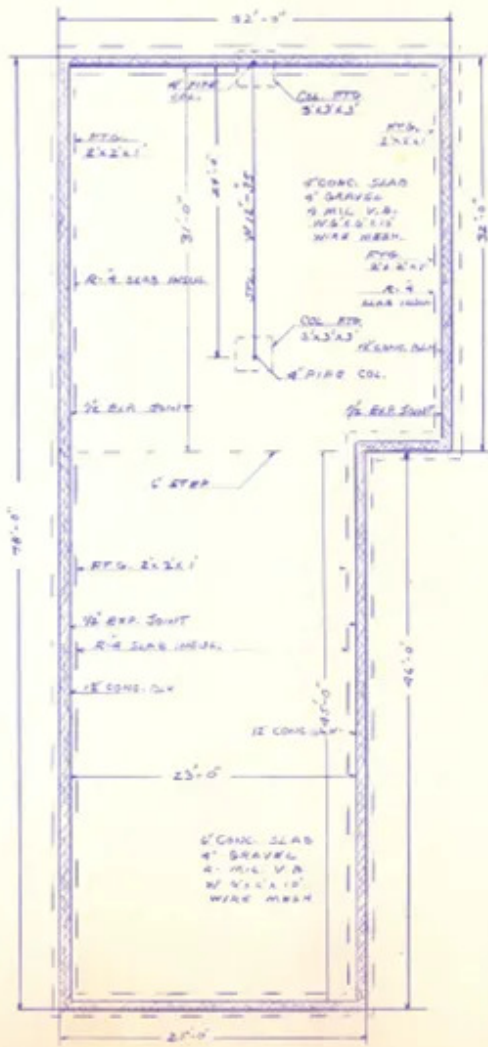


109 MELROSE AVENUE

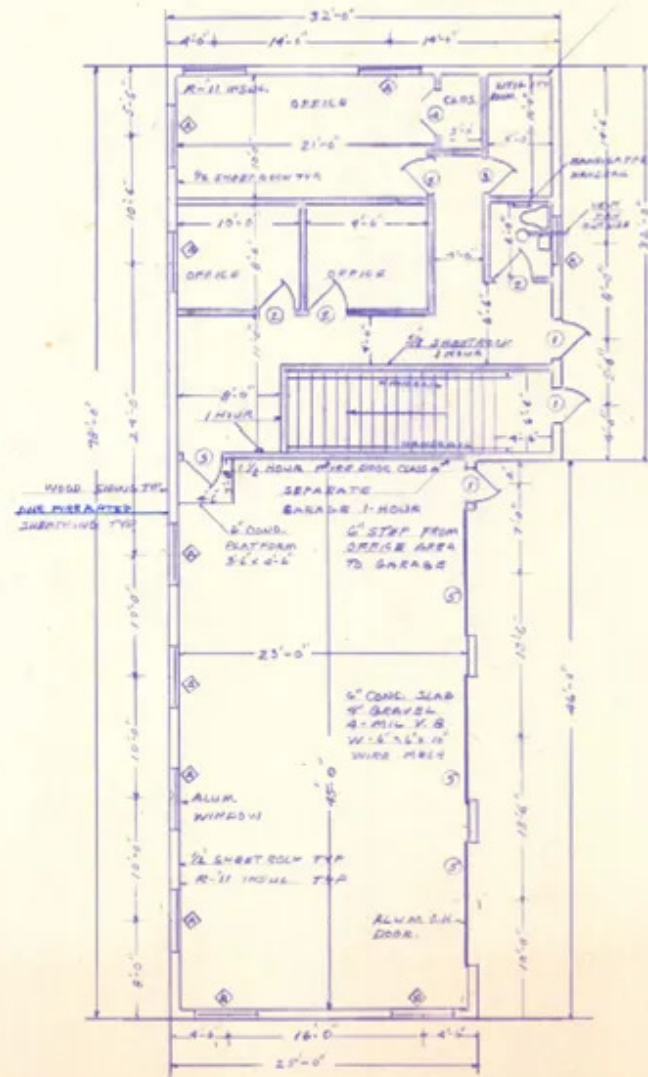




FLOOR PLANS

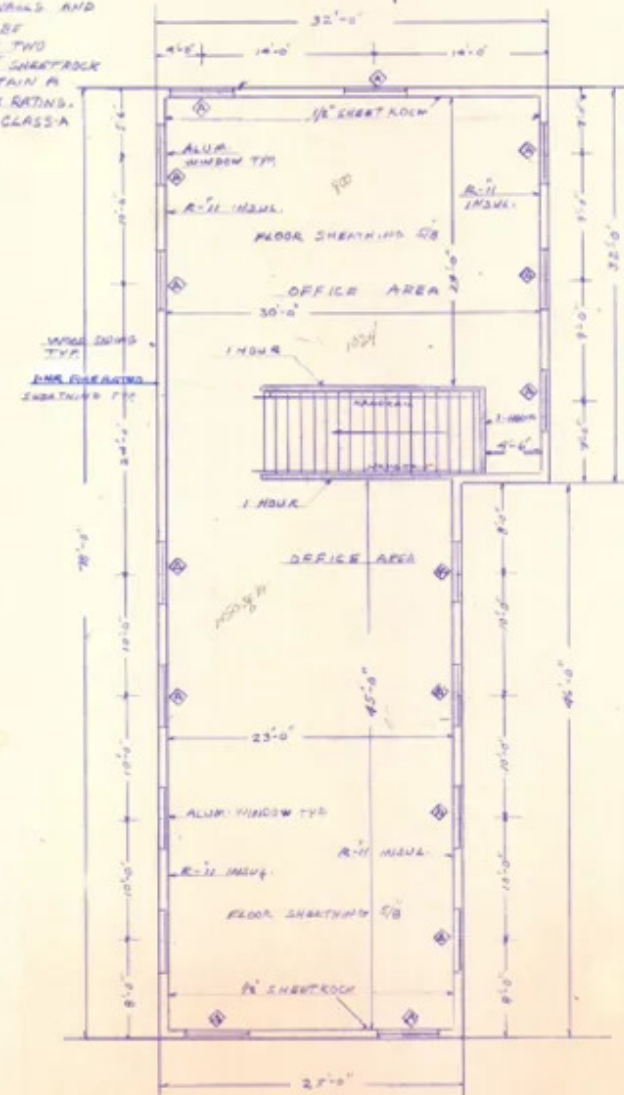


SLAB PLAN
SCALE 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

WETLY ROOM NOTE:
ALL INTERIOR WALLS AND
CEILING WILL BE
COVERED WITH TWO
SHEETS OF 5/8" SHEETROCK
INSIDER TO OBTAIN A
ONE HOUR FIRE RATING.
ADD 1 1/2 HOUR CLASS-A
FIRE DOOR.



2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

220 LINEA
OF FOOTING.

ALL WINDOWS

RETAILER MAP



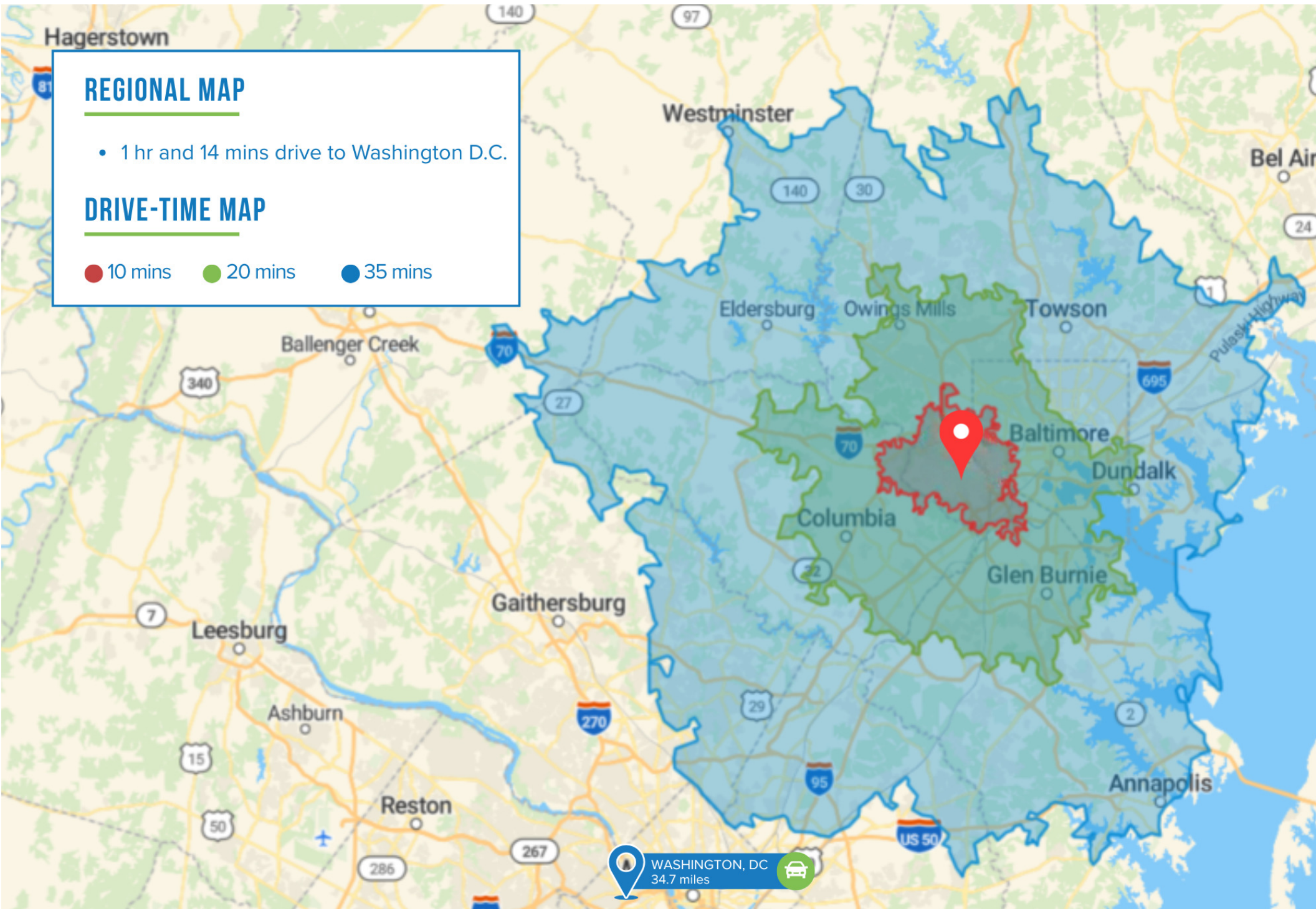
DRIVE-TIME MAP

REGIONAL MAP

- 1 hr and 14 mins drive to Washington D.C.

DRIVE-TIME MAP

● 10 mins ● 20 mins ● 35 mins





CONTACT

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