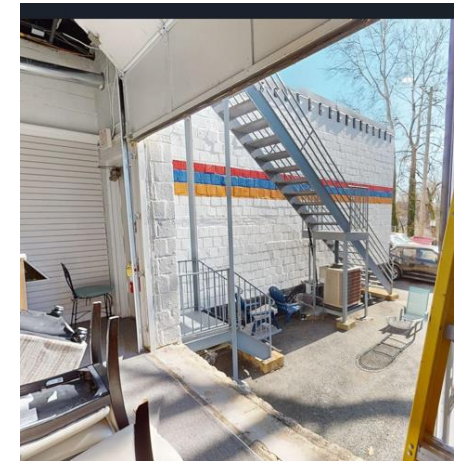


Office / Flex-Industrial Building / FOR SALE

2426 Linden Lane, Silver Spring MD / Montgomery Co. APN: 13-0139908

- **Sale Price:** ~~\$3,700,000~~
- **REDUCED:** **\$3,515,000**
- **GBA:** ~15,840 sq/ft on 3 Levels
- **Land Area:** ~11,366 sq/ft / 0.26 acres
- **Zoning:** "I-M" / Montgomery County Maryland
- **Configuration:** Office / Flex Industrial
- **Clear Heights:** Various: 10-15'
- **Parking:** ~10
- **Floors:** 3
- **Utilities:** PEPCO, WSSC, Wash Gas
- **Year Built / Renovated:** 1962 / 2018
- **% Office / %Flex:** 65 / 35
- **Building Structure:** CMU
- **Floor Structure:** Concrete Slab
- **Climate Controls:** HVAC
- **Existing FAR:** 1.39x
- **Roof:** Modified Asphalt
- **% Occupied:** 100%
- **% Seller Occupied:** 65% (Lower & 1st)
- **% Tenant Occupied:** 35% (2nd Level)

Urban Flex / Industrial Offering



• [**** VIRTUAL TOUR LINK HERE ****](#)



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Property Photos

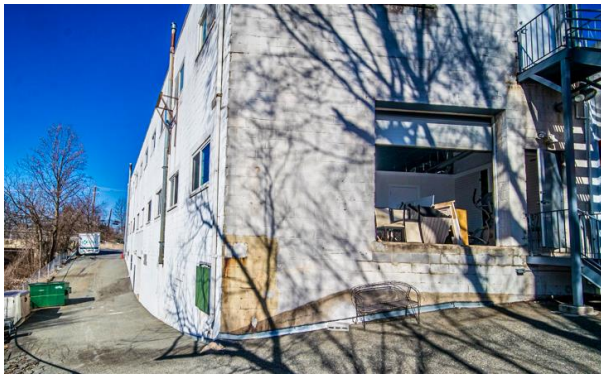


Property Photos

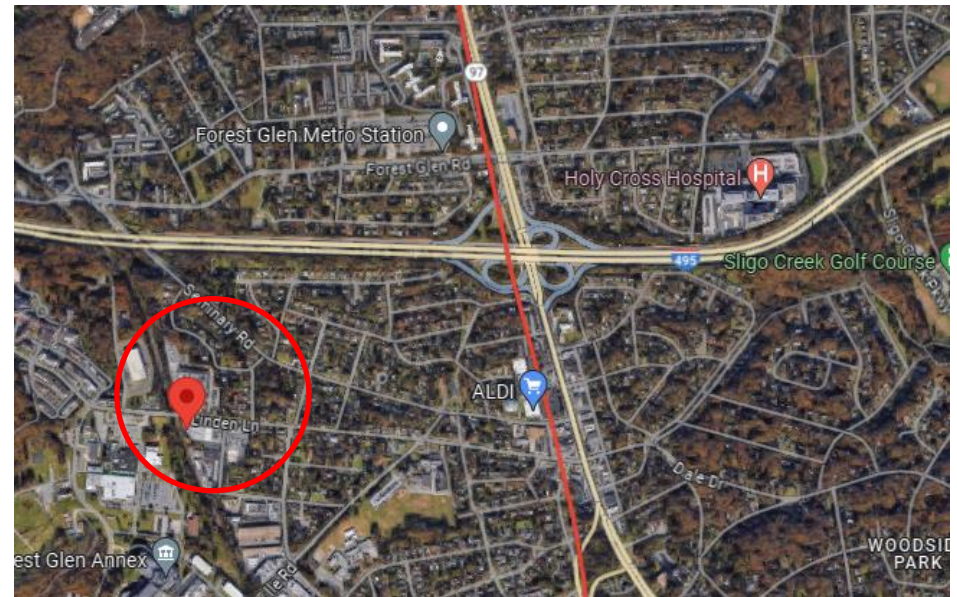
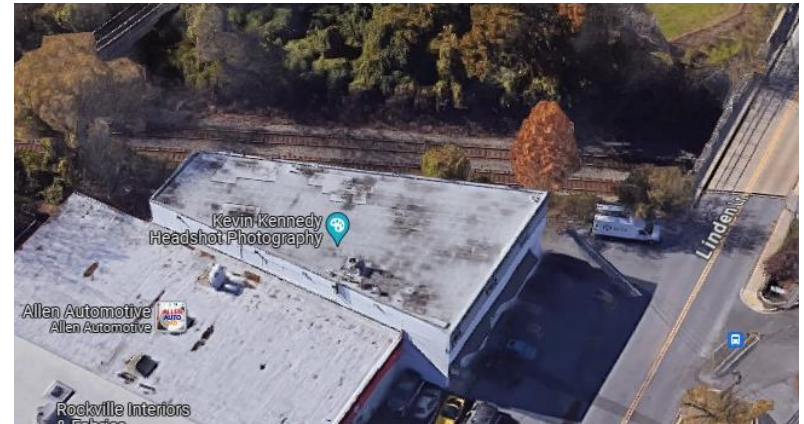
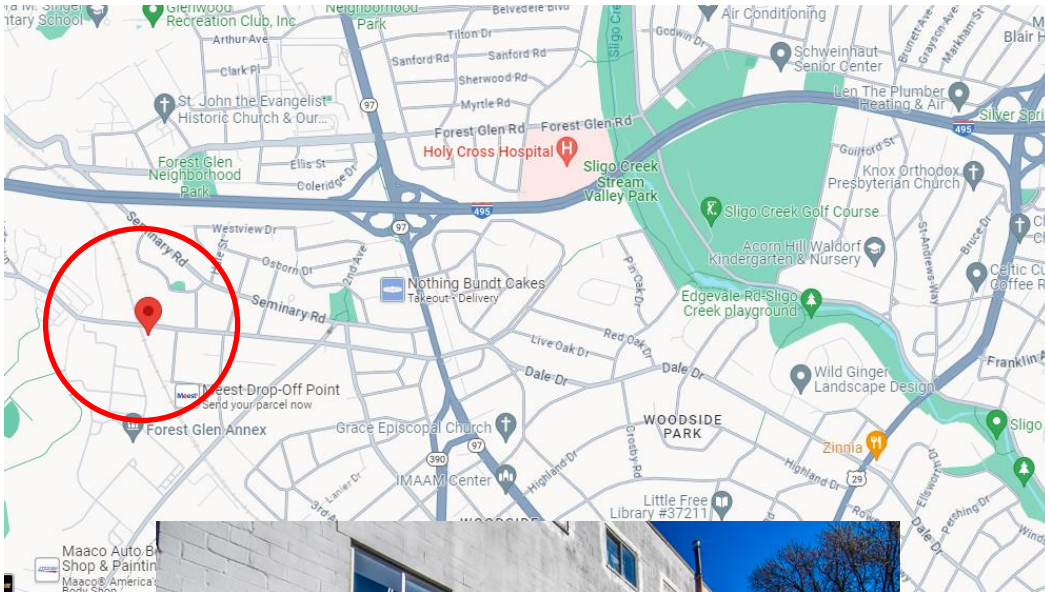


Building Photos

Property Overview / Sale Summary:



Property Photos / Maps

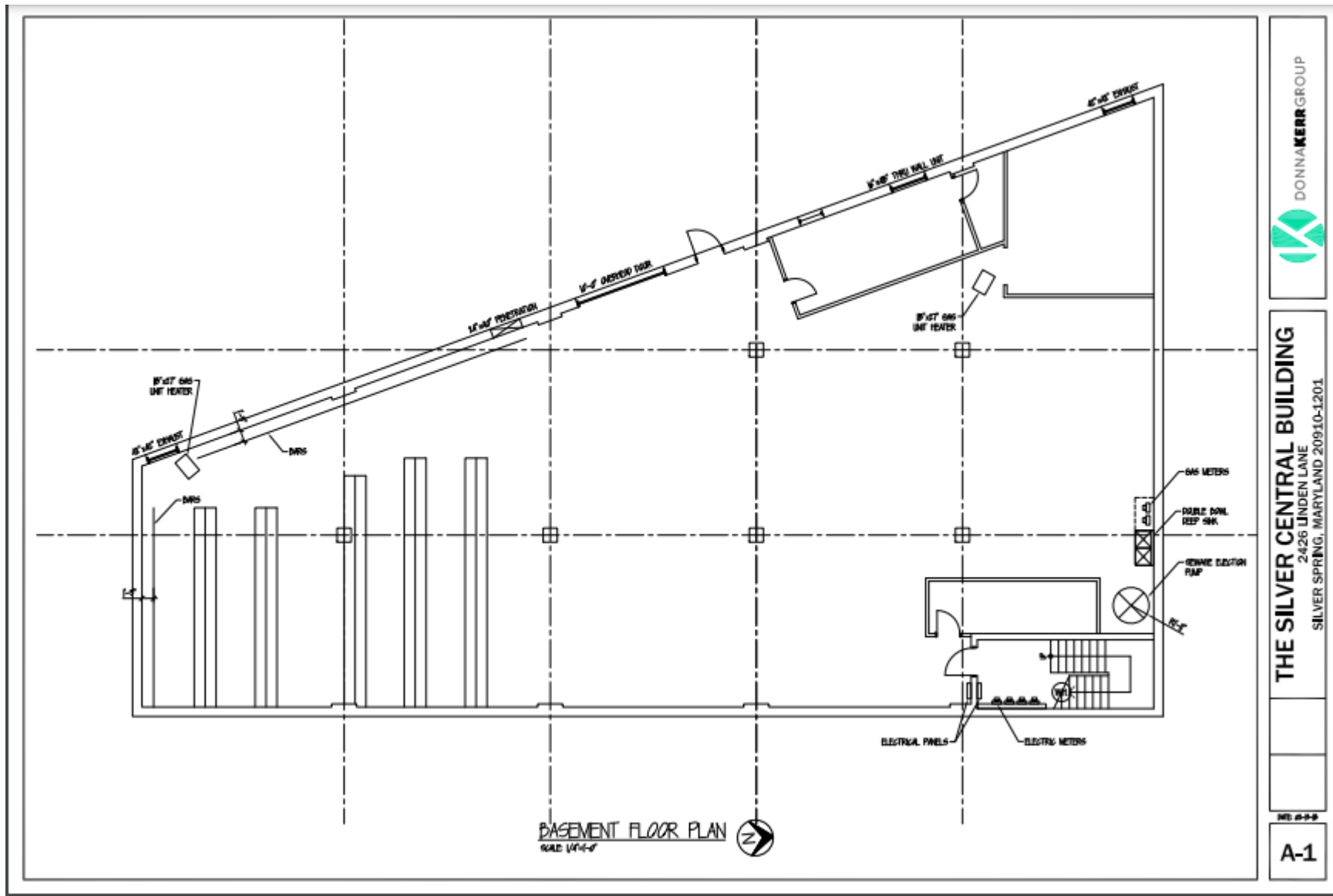


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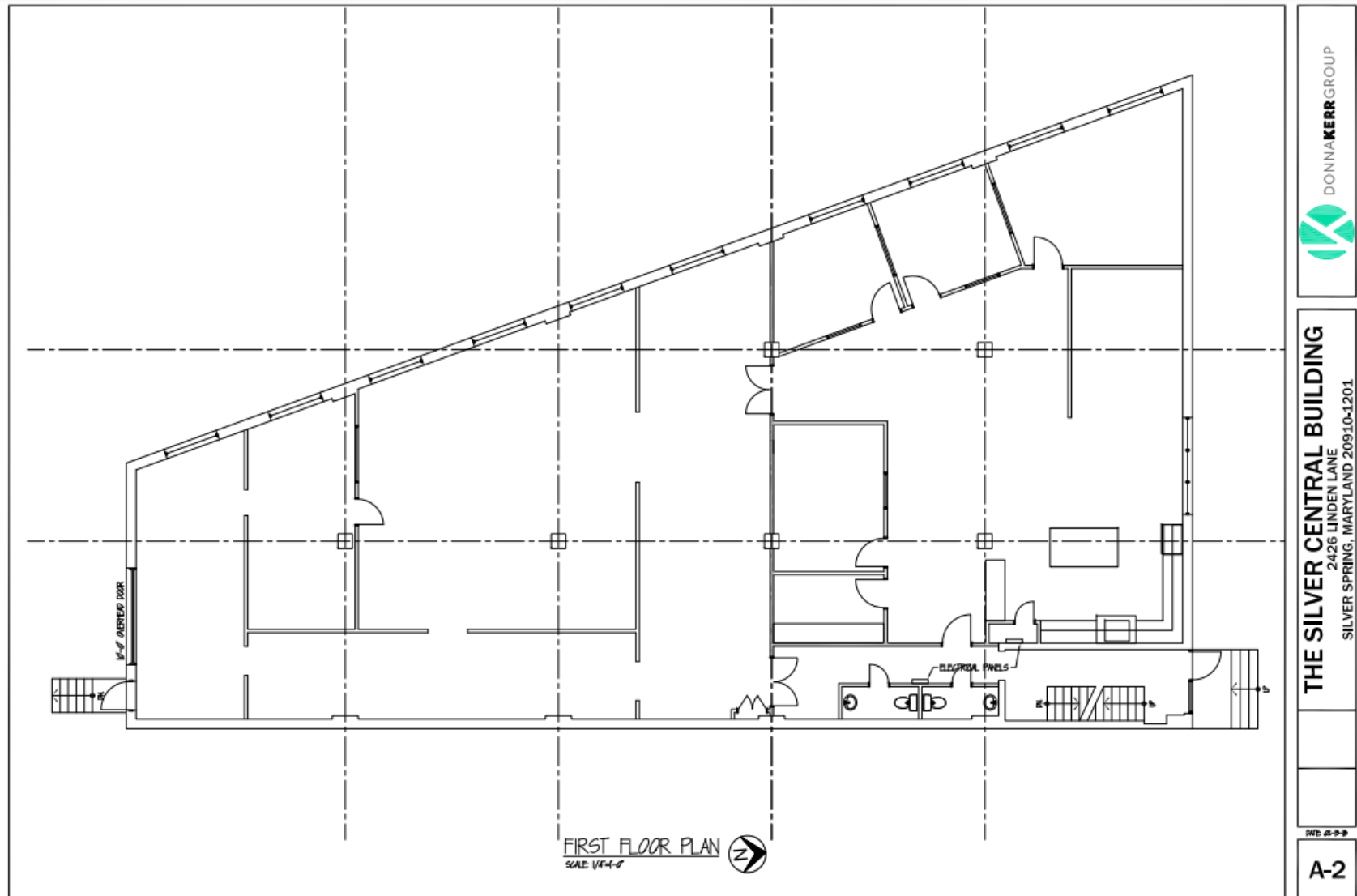
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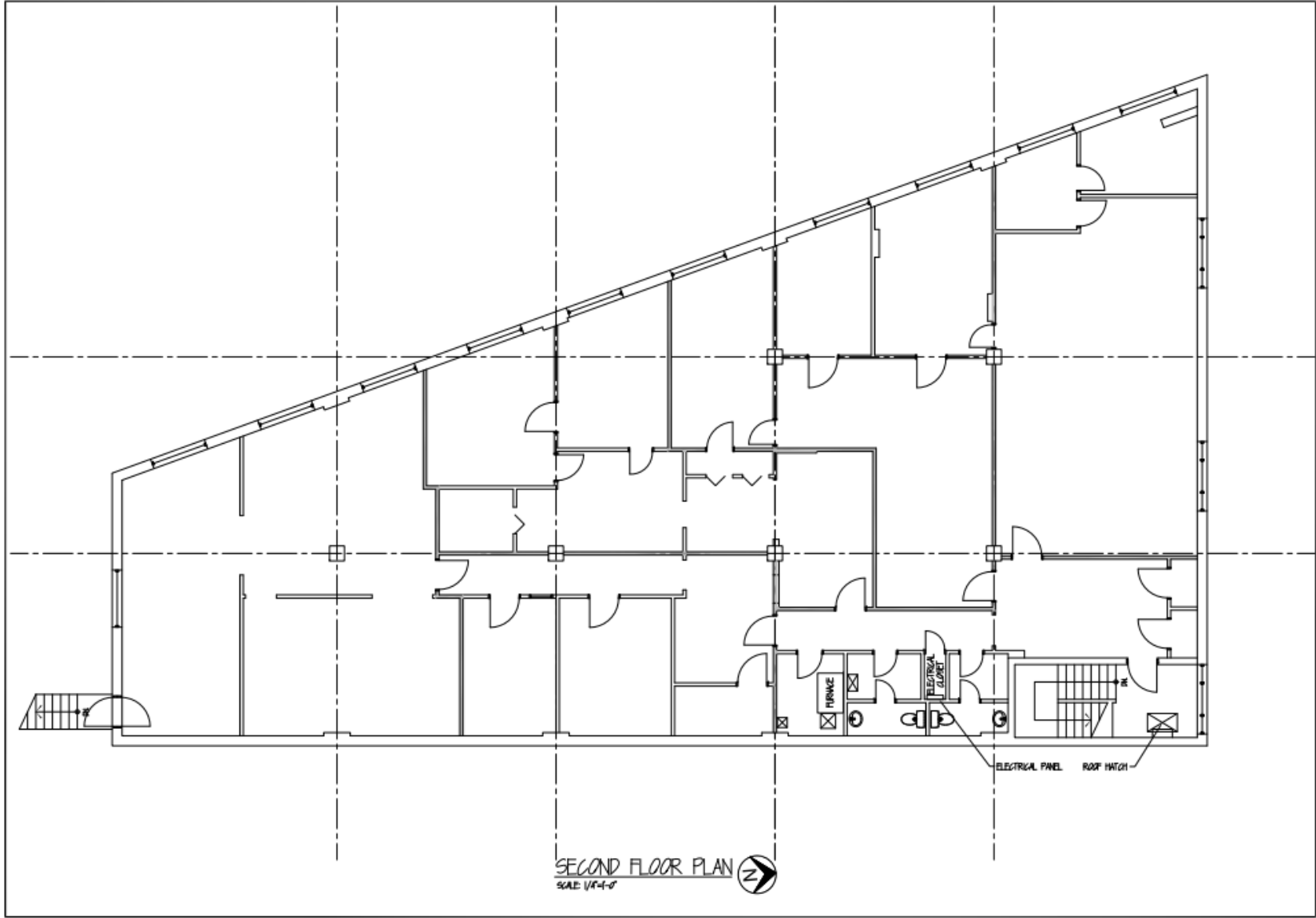
Basement Floor Plan



First Level Floor Plan



2nd Floor Plan



DONNA KERR GROUP

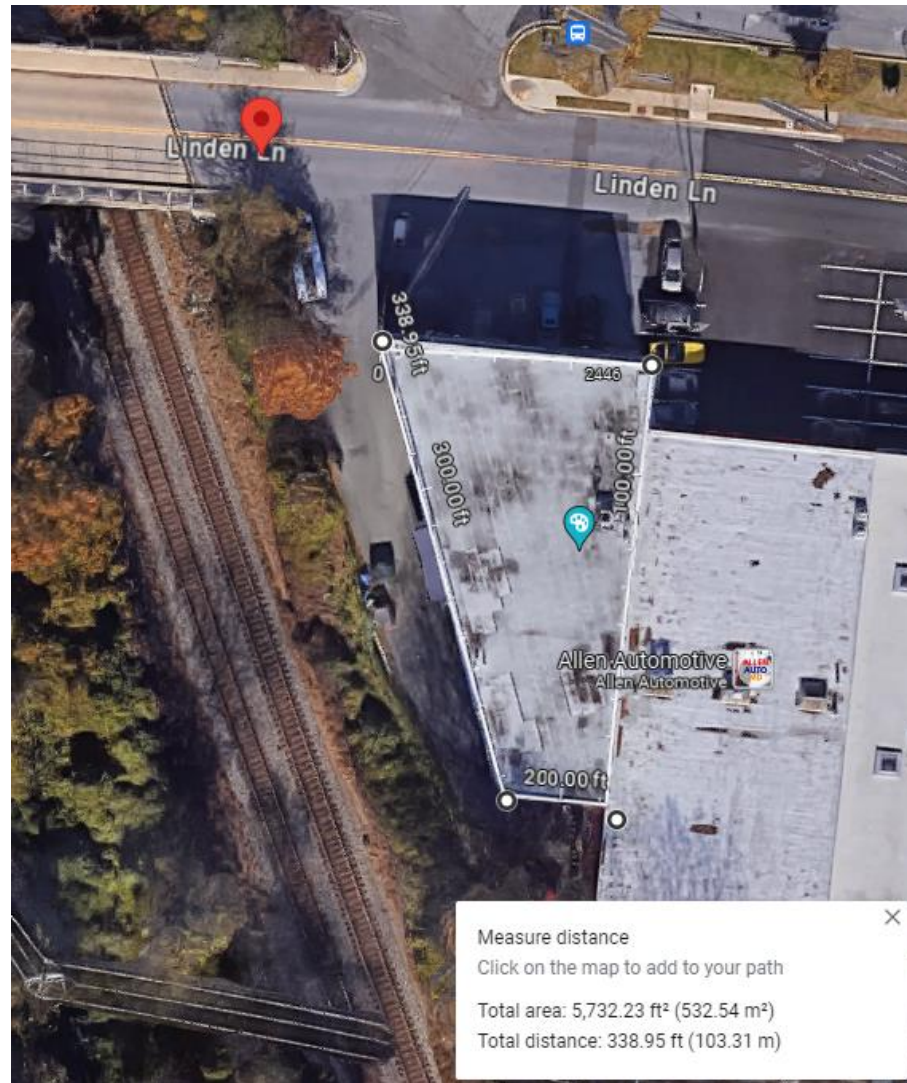
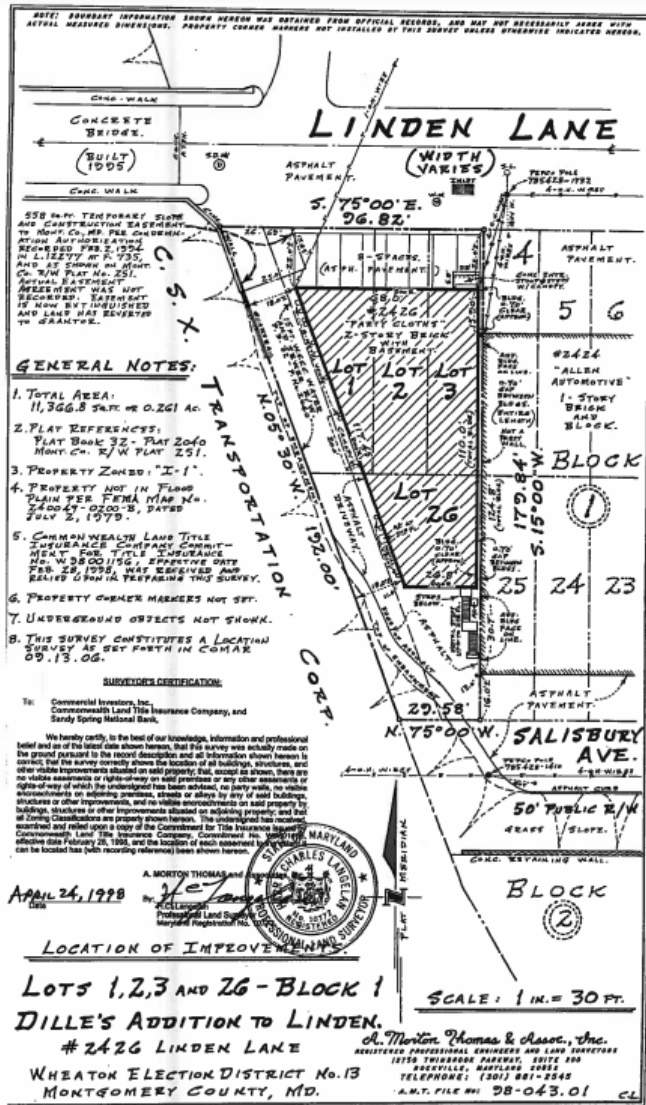


THE SILVER CENTRAL BUILDING
2426 LINDEN LANE
SILVER SPRING, MARYLAND 20910-1201

REF: 8-8-8

A-3

Survey / Aerial



Tax Record

Montgomery County Property Tax

Real Property Consolidated Tax Bill

Levy Year 2023

ANNUAL BILL

Tax Period 07/01/2023-06/30/2024

Lot	Block	District	Sub	Tax Class	Bill #	Account Number
1	1	13	133	R038	43125214	01399908

Mortgage Information	Property Address	Refuse Area	Refuse Unit
	2426 LINDEN LN	R35	8

TAX DESCRIPTION	ASSESSMENT	RATE	TAX/CHARGE
STATE PROPERTY TAX ⓘ	1,385,800	0.1120+	1,552.10
COUNTY PROPERTY TAX ⓘ	1,385,800	1.0402+	14,415.09
SOLID WASTE CHARGE ⓘ		376.6100	3,012.88
WATER QUAL PROTECT CHG ⓘ			447.98
TOTAL			19,428.05

Occupancy
NOT A PRINCIPAL RESIDENCE
Property Description



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SDAT Records

Real Property Data Search ()
Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 13 Account Number - 01399908			
Owner Information					
Owner Name:	SILVER CENTRAL LLC		Use:	INDUSTRIAL	
Mailing Address:	2426 LINDEN LN SILVER SPRING MD 20910-		Principal Residence:	NO	
			Deed Reference:	/55611/ 00310	
Location & Structure Information					
Premises Address:			Legal Description:		
2426 LINDEN LN SILVER SPRING 20910-1201			LTS 2.3 & 26 DILLES ADD LINDEN		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
HP61	0000	0000	10000.16	0133	
					Block:
					1
					Lot:
					1
					Assessment Year:
					2022
					Plat No:
					2040
					Plat Ref:
Town: None					
Primary Structure Built:		Above Grade Living Area		Finished Basement Area	
1962		15,840 SF			
Stories		Basement		Type	
				STORAGE WAREHOUSE	
Exterior		Quality		Full/Half Bath	
/		C4			
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2022		07/01/2023	
		As of		As of	
		07/01/2024			
Land:	370,500		370,500		
Improvements	898,100		1,073,900		
Total:	1,268,600		1,444,400		1,444,400
Preferential Land:	0		0		
Transfer Information					
Seller: 2426 LINDEN LANE LLC		Date: 02/15/2018		Price: \$1,300,000	
Type: ARMS LENGTH IMPROVED		Deed1: /55611/ 00310		Deed2:	
Seller: ROBERT L JR & K K HATZES		Date: 05/07/1998		Price: \$625,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15820/ 00196		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2023	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00p.00	
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:					



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Montgomery County Zoning Map

Property Info	
Location:	Latitude: 39.0094 Longitude: -77.0520
ACCT #:	01399908
Parcel , Lot , Block:	N/A , 1 , 1
Address:	2426 LINDEN LN SILVER SPRING, 20910
Legal Description:	LTS 2 3 & 26 DILLES ADD LINDEN
Landuse:	Warehouse
WSSC Grid:	211NW03
Zoning Info	
Zone:	IM-2.5 H-50
Overlay Zone:	N/A
TDR Overlay:	N/A
Allowable Use Table:	View PDF
Map Amendments:	G-134 G-787 G-956 H-123
Other Legislative Districts	
Septic Tier:	Tier 1: Sewer existing
Water/Sewer Categories:	W-1 / S-1
Municipality:	N/A
Master Plan:	GREATER LYTTONSVILLE SECTOR PLAN
Historic Site/District:	N/A
Parking District:	N/A
Urban District:	N/A
Central Business District:	N/A
Special Protection Area:	N/A
Enterprise Zone:	N/A
Arts & Entertainment District:	N/A
Special Tax District:	N/A
Bike/Pedestrian Priority Area:	Lyttonsville
Urban Renewal Area:	N/A
Metro Station Policy Area:	N/A
Priority Funding Area:	Yes

Click Here to see a list of Development Plans that exist at the selected location



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- [Montgomery County Maryland GIS](#)
- [Montgomery County Maryland Property Tax Website](#)
- [SDAT](#)
- [Plats.net](#)
- [MD Land Records](#)
- [Plat Information](#)
- [I-M Zoning Information / Mo. Co.](#)
- [MOVE Program](#)
- [New Jobs Tax Credit](#)
- [Early State Technology Business Venture Fund](#)
- [Economic Development Grant & Loan Program](#)
- [Green Building Tax Credit Program](#)
- [MLS Listing Link Here](#)

- [*****VIRTUAL TOUR LINK HERE*****](#)



Approved By Right (I-M) Uses in Include:

Storage Facility and Self Storage, Freight Movement, Taxi / Limo Facility, Medical / Bio-Science Manufacturing and Production, Artisan Manufacturing and Production, Dry Cleaning Facility, Commercial Vehicle Repair, Vehicle Sales / Rental, Recreation Facility, Health / Fitness, Parking Facility, Research & Development Facility, Medical / Dental Lab, Medical Clinic, Landscape Contractor, Religious Assembly, Day Care Center, Cultural Institution, Ambulance / Rescue Squad