



OFFERED FOR SALE/LEASE

FARIMOUNT GREEN OFFICE CONDOMINIUMS

ADDRESS:	600 Fairmount Avenue, Suite 103 Towson, Maryland 21204
ACCOUNT IDENTIFIER:	District-09 Account-2100011974
SUITE SIZE:	1,077SF
SALE PRICE:	\$203,553
RENTAL RATE:	\$22.00psf, net of utilities and janitorial
CONDO FEE:	\$448/month
RESERVE CONTRIBUTION:	\$807/2x's a year
2023/2024 RE TAX:	\$3,023.64/annually
ZONING:	RO- Residential Office
PARKING:	3 reserved parking spaces
HEAT/AC SERVICE:	1 Electric Heat Pump
IMPROVEMENTS:	2 large private offices, open floor plan, reception area, kitchenette, 1 restroom,
SIGNAGE:	Lobby directory and suite entry
PRO FORMA:	Assume an 80/20 LTV with \$40,710 equity down, loan amount \$162,842 & a 20-year amortization @ 6% interest = \$1,166.65/month or \$13.00 psf plus expenses.
ADDITIONAL INFORMATION:	Excellent ownership opportunity for office uses in Towson with onsite reserved parking. Easy access to I-695, Baltimore



County Circuit Court & Towson Town
Center.

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services
www.trialliance.com

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