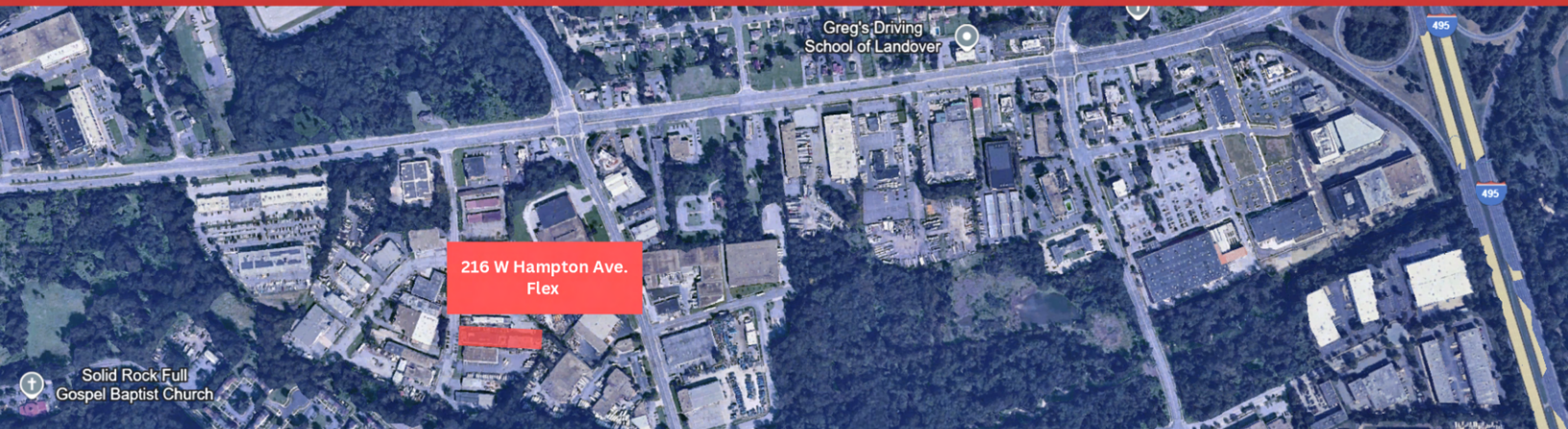


FLEX PROPERTY FOR SALE

Multi-Tenant Flex



INVESTMENT OR OWNER USER

216 W HAMPTON AVE

CAPITOL HEIGHTS, MD 20743

SAMSON
COMMERCIAL

SAMSON PROPERTIES // 1725 I St NW #125, Washington, DC 20006

Contact: **Leye Olorunfemi** | 202.386.1652 | leyekristar@aol.com

216 W HAMPTON AVE

216 W Hampton Avenue Pike, Capitol Heights, MD is two connected masonry buildings containing a total of 16,500 ± square foot flex/light industrial property located close to the busy Central Avenue

The property zoned I-1 is situated on 1.06 acres and is improved by a 16,500 sq. ft. flex building. The property currently hosts two Churches, one auto shop and a Mable/furniture shop, with fenced parking/storage area. Heavy electric service with separate metering for each building. Approx. 1.2 miles from Capital Beltway (Route I-95/495).



▶ LISTING DETAILS

\$3,500,000
LIST PRICE

16,500 SF
APPROX TOTAL GBA

46,174 SF
TOTAL LOT SIZE

I-1
ZONING

216 A	
GROSS BUILDING AREA	7,500 ± SF
UNITS	2
LEVELS	1

Building A Features - Flex/Office Building - 7,500 ± SF, Two (2) kitchens, Three (3) bathrooms, Central air conditioning, Gas forced air heating

216 B	
GROSS BUILDING AREA	9,000 ± SF
UNITS	2
LEVELS	2

Building B Features - Warehouse/manufacturing, 7,500 ± sf footprint, 1,500 ± sf additional mezzanine, Dock and drive-in loading, 18' clear ceiling height, Gas unit heaters, Separate office area, Three (3) bathrooms.



UNITS

UNIT #	SIZE	OCCUPANT	LEASE EXPIRATION
UNIT 216 1	3,750 ± SF	CELESTIAL CHURCH OF CHRIST	EXPIRED
UNIT 216 2	3,750 ± SF	JERUSALEM BIBLE CHURCH	2026
UNIT 216 3	4,500 ± SF	AUTO SHOP	OWNER
UNIT 216 4	4,500 ± SF	USA GRANITE DEPOT	OWNER

NOTE: The owner will vacate the property on or before closing

Disclaimer: The information contained in this document has been provided by the property owner or other sources considered reliable. Although we believe it to be accurate, we do not warrant or guarantee its accuracy. All information should be verified prior to purchase

216 W HAMPTON AVE

PHOTOS



Contact:

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