# 4692 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MD

#### **OFFICE CONDO FOR SALE - WATERS EDGE BUSINESS PARK**

### **OFFICE CONDO FOR SALE \$775,000**



DEMOGRAPHICS:		
Population	2 MILE	5 MILE
2022Total Population:	14,612	76,634
Pop. Growth 2010-2022:	0.5%	0.8%
Median Age:	39.1	39.2
Households		
2022 Total Households:	5,561	28,692
Median Household Income:	\$88,801	\$88,320
Avg. Household Size:	2.6	2.7

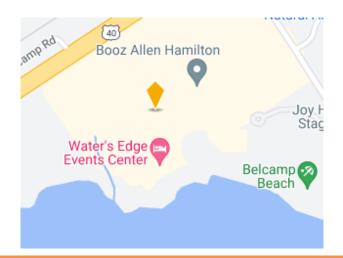
# CONTACT:

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### Property Highlights:

- Excellent Location
- First Floor Condo—Entire Floor
- Built-out as Five Office Suites.
  Approximate size of each office:
  - 1,530 SF 3,230 SF 7,800 SF 1,000 SF 960 SF
- Condo fee includes HVAC repairs and maintenance, electric, janitorial, and general CAMS for the property and common areas. Also use of the Fitness Center
- Ample Parking





1920 Rock Spring Rd, Suite 101, Forest Hill, MD 21050 Ph. 410.296.2626 | Fax 410.296.2660

**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

#### WATERS EDGE BUSINESS PARK AT PULASKI HIGHWAY









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