

**SCHLESINGER REALTY PRESENTS: COMMERCIAL USER/ INVESTMENT**  
**Property Address: 3821 #14, 15 & 16 Farragut Avenue Kensington, MD 20895**



**Property Description:**

*Kensington Condo Office Park* located in the heart of Kensington overlooking Rock Creek Park, great for user or investor. Excellent condition, ready to move in. Professionally managed office park with loads of parking and good sign exposure. Light filled space with skylights and great window line. Three spacious private offices, reception area, storage, restroom, separate heating and air conditioning, all utilities are separately metered. Each unit conveys with a lower level storage area under lock and key. Come join other successful professionals and investors at this unique office park.

**Detailed Information:**

- Year Built: 1989
- Number of Units: 3 (sold together or separately)
- Price: \$285,000 each unit (possible seller take back & Land Installment Contract)
- Approx. Unit Area: 3284 sq. ft. total-each unit approx. 1100 sq.ft +/-
- Condo Fee: \$200.00 inc. abundant free parking, trash/snow removal & CAM
- Hazard Insurance: n/a inc. in condo fee
- Property Taxes: #14-\$2,908.02 #15-\$2922.93 #16-\$2910.31
- Zoned: C-1 Convenience Commercial
- Cable and network pre-wired
- Unit overlooks Rock Creek Park w/ sundeck for relaxing lunch breaks

For further information or to arrange a tour, please call: David Schlesinger @  
(301)980-2098 visit our web site: <http://schlesingerrealty.com/>