

SCHLESINGER REALTY PRESENTS: COMMERCIAL USER/ INVESTMENT

Property Address: 3823 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 (ada), 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: Approx:1989
- Number of Units: 1
- Price: \$279,000
- Total Unit Area: 900+ sq. ft.
- Condo Fee: \$200.00 inc. trash/snow removal & CAM
- Hazard Insurance: n/a inc. in condo fee
- Property Taxes: \$1,868.00
- Elec. Cost Yearly: \$?
- Gas Cost Yearly: \$ n/a
- Water Cost Yearly: \$?
- Rents: Current tenant @ \$18.50 sq.ft. (nnn) Potential rent @\$21.00 sq.ft.

For further information or to arrange a tour, please call: David Schlesinger @ (301)949-2131 or (301)980-2098 visit our web site: <http://schlesingerrealty.com/>