

FREESTANDING  
COMMERCIAL  
HOUSE FOR  
SALE OR LEASE

# 301 S. FREDERICK AVENUE GAITHERSBURG, MD 20877



**PRICE:** Sale: \$800,000  
Lease: \$3,500/mo

**SIZE:** 2,200 SF

- FEATURES:**
- Freestanding commercial house
  - Great visibility on Route 355 at corner of Summit Avenue
  - Features three levels with seven (7) private offices, reception/waiting area, kitchenette, and restrooms
  - Lot size is 18,869 SF

Monthly rent does not include utilities or janitorial.

Real Estate taxes (07/01/20 - 06/30/21): \$7,242.16\*  
\*Included if leasing

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