

FREESTANDING  
COMMERCIAL  
HOUSE FOR  
SALE OR LEASE

# 301 S. FREDERICK AVENUE GAITHERSBURG, MD 20877



PRICE: Sale: \$800,000.  
Lease: \$5,000/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/janitorial/CAM.

Real Estate taxes (07/01/22 - 06/30/23): \$7,409.32\*  
(\*Included if leasing)

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