

9043 SHADY GROVE COURT

GAITHERSBURG, MD 20877

OFFICE CONDOMINIUM
FOR SALE OR LEASE

PERFECT FOR MEDICAL
& GENERAL OFFICE USE!



FEATURES:

- Corner suite with windows on 3 sides.
- NO STEPS TO ENTER!
- 2-level condo consisting of approx. 1,100 SF.
- 1st Floor: Approx. 950 SF, features waiting area, business office with check-in/check-out windows, 3 windowed rooms with sinks, counters & cabinets, 1 private windowed office, lab/kitchenette area with long counter, sink and abundant cabinets, and restroom.
- 2nd Floor: Approx. 150 SF, is one large private office with plenty of natural light.
- Free parking in private lot.
- Located at traffic light, corner of Shady Grove Road and Shady Grove Court, just off I-370 ramp.

SALE PRICE: Just \$389,000.

- RE Taxes (7/1/22-6/30/23): \$4,157.61.
- Condo Fee: \$346/mo., includes water/sewer, structural fire insurance, trash dumpsters, snow plowing, property management & more.

LEASE PRICE: Just \$2,700/month.

- Rental rate does not include utilities.



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