

# TWO-LEVEL OFFICE CONDOMINIUM

5840 HUBBARD DRIVE | ROCKVILLE, MD 20852

(ROCKVILLE PIKE AT MONTROSE ROAD)

# FOR SALE



**SIZE** Beautiful end-unit, approximately 1,900 saleable SF on 2 floors.

**PRICE** Just \$725,000.

- Condo Fee: \$557/month, includes structural fire insurance, water/sewer, snow plowing, grass cutting, landscaping, trash dumpsters, recycling containers, professional management & more.
- RE Taxes (7/1/22-6/30/23): \$4,840.02.

## FEATURES

- First Floor Features: No steps to enter! Reception area, 2 large windowed offices, kitchenette with table space, storage & restroom. There is an internal stairwell to the second floor.
- Second Floor Features: Separate entrance from exterior, 3 large windowed offices, storage room & restroom.
- Abundant free parking in private lot.
- New, dedicated left turn lane onto Hubbard Drive from Northbound Rockville Pike, complete with left turn green arrow traffic light.
- Across the street from Montrose Crossing Shopping Center, featuring Giant Food, Target, Five Guys, Cava Grill, MOD Pizza and many others.
- Just 2 blocks to the White Flint METRO and Pike & Rose, with many dining and shopping options.

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