

1682 E. GUDE DRIVE, SUITE 102, ROCKVILLE, MD 20850

# OFFICE CONDOMINIUM FOR SALE

## IN ROCKMANOR OFFICE PARK



### FEATURES:

- Lower level condo in well appointed 3-story building, one flight of steps down to access condo.
- The condo has 2 entrances from the common area, 2 heating/cooling units and 2 electric meters allowing for 24 hour use.
- Current configuration is 4 offices, conference room & large open work area. A large refrigerator/freezer is included.
- The complex adjoins the former Redgate Golf Course, now a City of Rockville Park - a beautiful setting!

### SIZE:

- Approx. 1,500 SF, including common areas, such as building lobby, hallways, restrooms, and secure storage room.

### PRICE:

- Just \$225,000.
- RE Taxes (7/1/23-6/30/24): \$4,101.97.
- Condo Fee: \$707/month, includes water/sewer, structural fire insurance, snow plowing, grass cutting, landscaping, and professional management.



CONTACT:  
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