



2 CONNECTED  
OFFICE  
CONDOS  
FOR SALE

# 9081 & 9083 SHADY GROVE COURT GAITHERSBURG, MD 20877

**SIZE** Total of approx. 1,743 saleable SF.  
Unit 9081 is approx. 811 SF & Unit 9083 is approx. 932 SF.

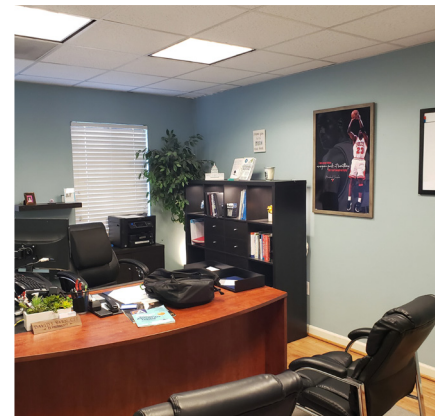
**FEATURES** 2 contiguous suites connected internally. NO STEPS! Multiple windowed offices, conference room, kitchenette, 2 restrooms & 2 entry doors. Located at main entrance to complex facing Comprint Court. Free parking at front door. Beautifully finished with hardwood flooring. Two heating and cooling systems allow for maximum flexibility, energy savings, and 24-hour use.

**SALE PRICE** \$649,000 for both condos.

- RE Taxes (7/1/23-6/30/24): \$6,953.68.
- Condo Fee: \$548/month, includes water/sewer, structural fire insurance, snow plowing, grass cutting, landscaping, common trash dumpsters, common recycling containers, professional management and more.

**CONTACT:**  
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