

9055 SHADY GROVE COURT  
GAITHERSBURG, MD 20877

# FOR SALE

## OFFICE CONDOMINIUM

### SIZE:

Approximately 1,900 saleable square feet on 2 floors.

### FEATURES:

- Great end unit with abundant windows.
- Plenty of free parking.
- NO STEPS to enter.
- Features reception area, business office, 2 restrooms, kitchenette and eight (8) offices - all with natural light.

### PRICE: JUST \$599,000.

- RE Taxes (7/1/23-6/30/24): \$5,081.87.
- Condo Fee: \$401 per month, includes structural fire insurance, water/sewer, exterior maintenance, roof, trash dumpsters, professional management & more.



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