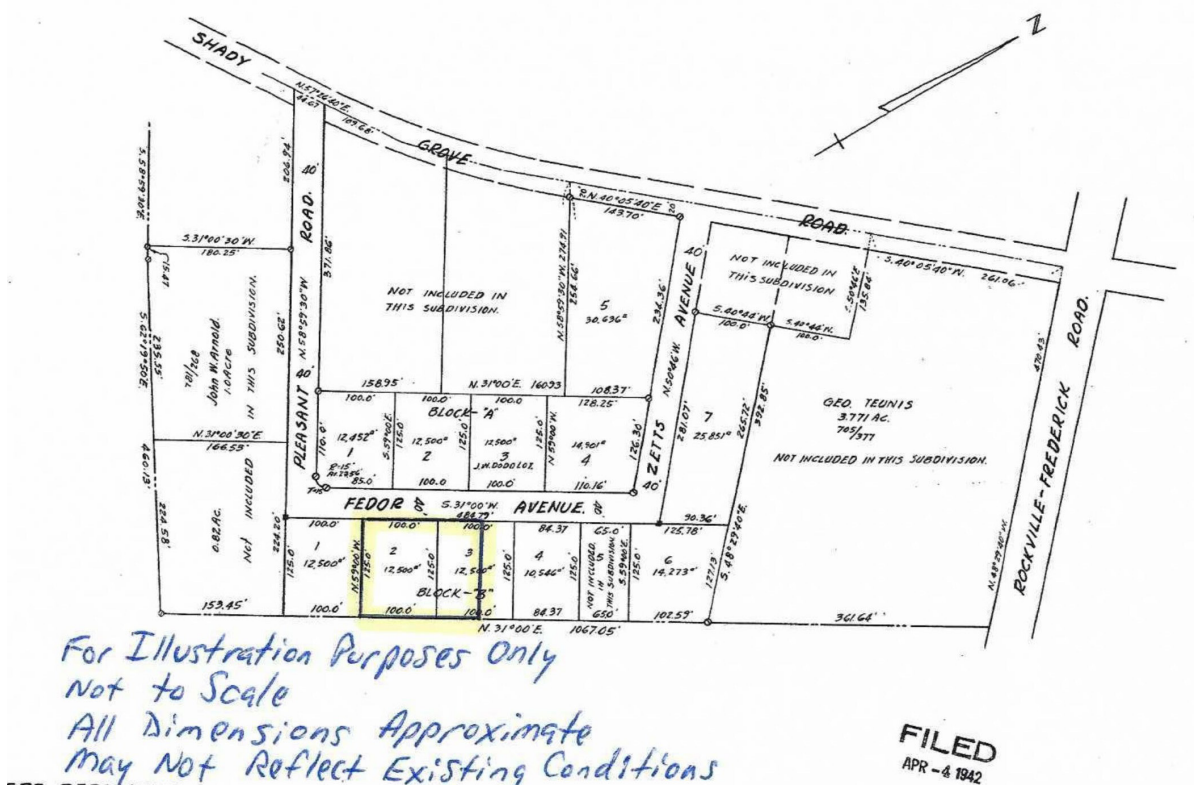
FOR SALE
FULLY LEASED INVESTMENT PROPERTY WITH FUTURE DEVELOPMENT POTENTIAL

13 FEDOR AVENUE, GAITHERSBURG, MD 20877
JUST OFF INTERSECTION OF ROUTE 355 & SHADY GROVE ROAD

FEATURES:

- Site consists of 2 contiguous lots, approx. 12,500 SF & approx. 6,875 SF, for a total of
- 19,375 of land, more or less.
- Zoned CRT, Montgomery County, MD.
- Area is fenced with a combination of asphalt & gravel surface.
- Site is leased to a towing company through May 31, 2028.
- Rent being paid by tenant is $5,408/month NNN, effective 6/1/2025, with a 4% annual escalation each June 1st.
- Tenant pays all real estate taxes, landlord's insurance, and all other operating costs.
- Sale Price: JUST $799,000.
- Approximate CAP rate is 8.12%.
- The site may be suitable for development upon vacating by tenant.



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