

RARE FREESTANDING OFFICE BUILDING FOR SALE

7 PARK AVENUE • GAITHERSBURG, MD 20877



SIZE: Main building approximately 2,161 SF of office space on 2 floors (1st: approx. 1,128 rentable SF / 2nd: approx. 1,033 rentable SF) plus full basement with separate entrance to outside. Lot size: 9,640 SF. Freestanding garage size: approx. 775 SF.

PRICE: Sale Price: Just \$750,000.

FEATURES:

- Electrical, plumbing, heating and cooling systems less than seven years old.
- Includes freestanding two (2) car garage for parking or storage use, perfect for storage of equipment and vehicles.
- Ramp in rear of building makes for easy access - NO STEPS!
- Parking in private lot behind building, also a public parking garage, containing 692 spaces, is located at the end of the street across E. Diamond Avenue.
- One (1) block to multiple restaurant and shopping options, plus MARC train station.
- RE Taxes (7/1/25-6/30/26): \$9,673.44.

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