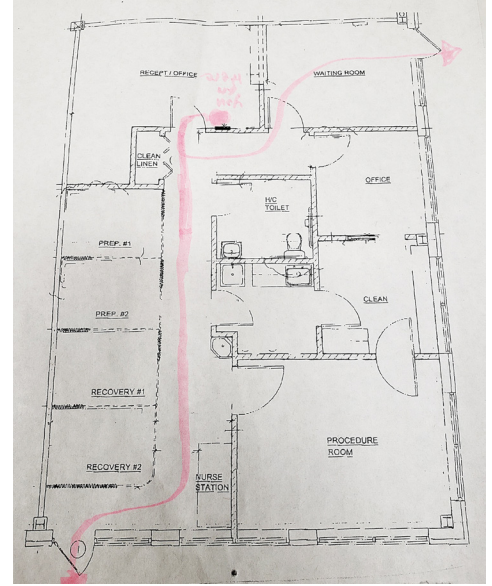


FORMER ABULATORY SURGERY CENTER

MEDICAL CONDOMINIUM FOR SALE OR LEASE

900 WIND RIVER LANE, SUITE 106 GAITHERSBURG, MD 20878



FEATURES:

- Approximately 1,404 saleable SF - Great for medical, lab or office use!
- Finished as an ambulatory surgery center and medical office, featuring patient waiting area, business office, clean room, lab/soil room, 2 prep areas, 2 recovery areas, procedure room, ADA restroom and doctor's consult office.
- Flooring is sealed and washable.
- All medical equipment has been removed.
- The property was previously fully accredited by AAAASF and the State of Maryland for use as an ambulatory surgical facility.
- 2 entrances and separate HVAC for 24 hour use, single level space, abundant free parking.
- A very rare find!

SALE PRICE: Just \$595,000.

- Condo Fee: \$578.58/month.
- RE Taxes (7/1/26-6/30/27): \$5,284.15.

LEASE PRICE: Just \$28/SF or \$3,276/month.

- INCLUDES condo fee & base year taxes. Tenant pays utilities.

CONTACT:
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