

11303 AMHERST AVE.  
WHEATON, MD

PRICE  
REDUCED



## 1,468 SF OFFICE CONDO AVAILABLE TO LEASE OR BUY

- **FOR SALE:** ~~\$550,000~~ **\$499,000**
- **FOR LEASE:** \$25 net of cleaning and utilities
- Plus an additional **200 SF storage unit**
- **4 parking spaces** + plenty of street parking
- Furniture may convey



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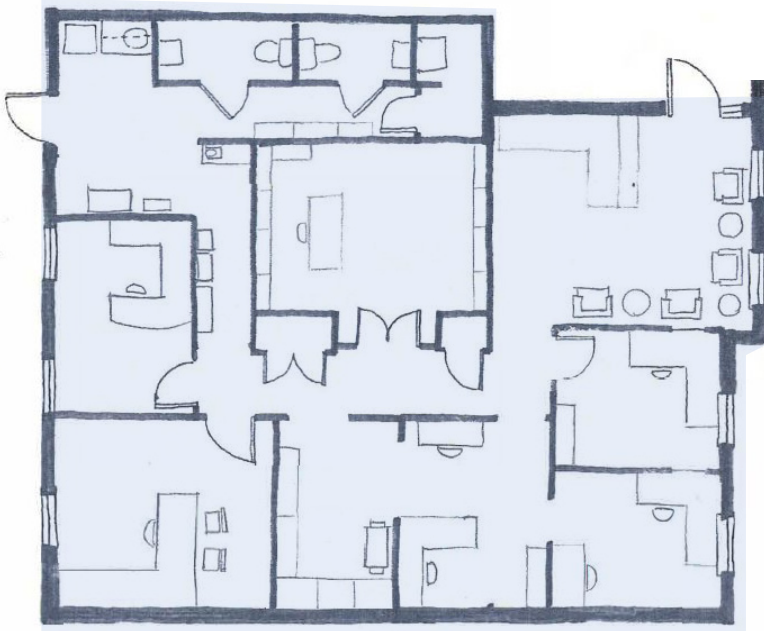
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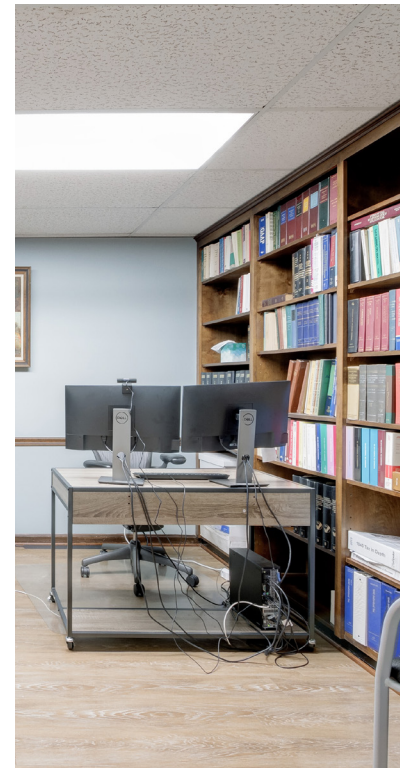
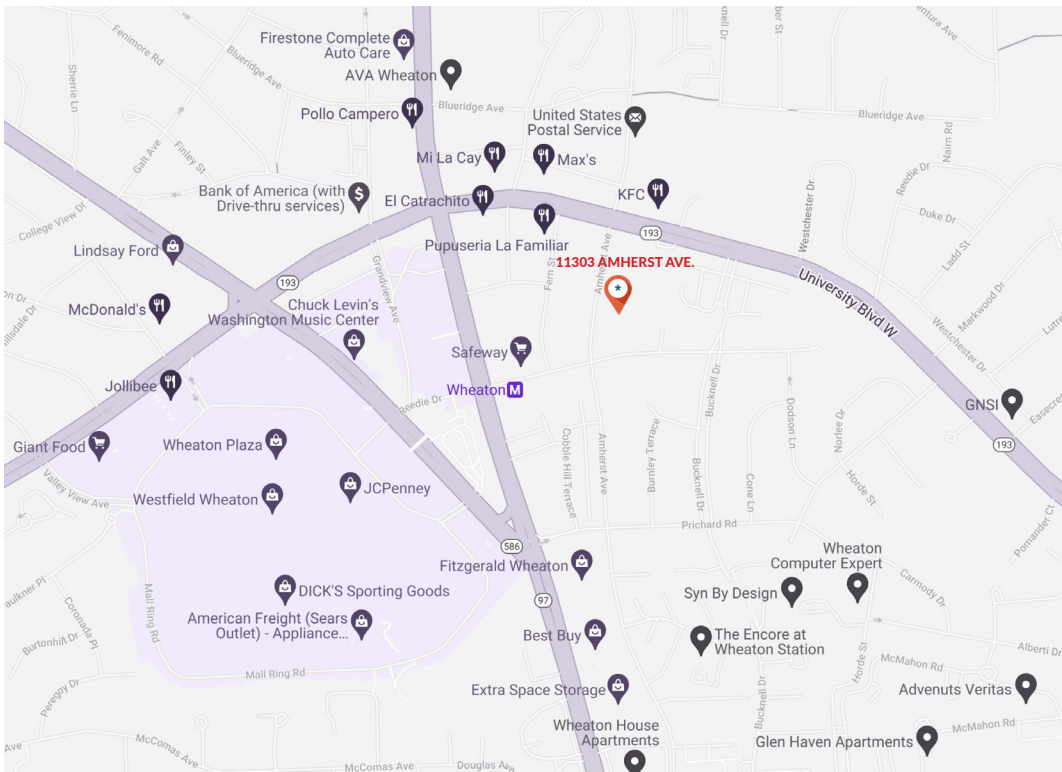
## 2ND FLOOR



**1,468 SF**

### FEATURES:

- Suite renovated in 2015
- Current owner/occupant is original owner
- Well maintained building with new roof, gutters, shutters and sills all installed in 2021
- Two restrooms and break room with sink in-suite
- Additional storage unit conveys (not pictured)



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