

## LISTING BROKER

Hooper & Associates

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## PROPERTY

3271 Old Washington Road

Waldorf, Maryland 20602

# 3271 & 3273 OLD WASHINGTON ROAD

8,928 SF +/- INDUSTRIAL FLEX BUILDING





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Hooper & Associates in compliance with all applicable fair housing and equal opportunity laws.

All property showings are by appointment only. All potential buyers and tenants are kept confidential; only disclosed to outside parties upon written permission.

Please consult Hooper & Associates for more details.

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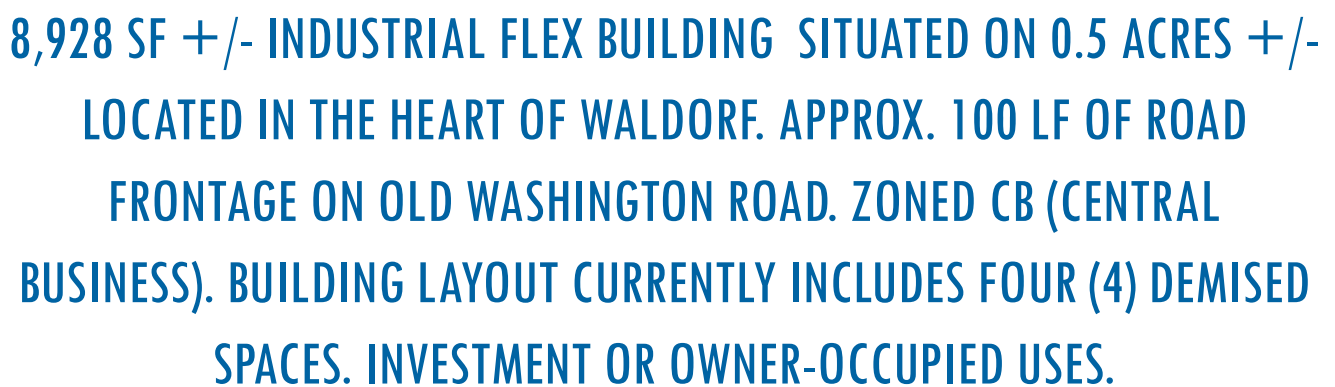
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## PROPERTY INFORMATION

### OFFERING SUMMARY

Sale Price	\$1,050,000.00
Number of Units	4 Rental Units
Lot Size (combined)	21,780 SF +/-
Year Built	1950
Price Per SF	\$117.61
Zoning	CB (Central Business)
Legal Description	Tax Map 15, Grid 3, Parcel 247

### PROPERTY HIGHLIGHTS

- Road Frontage: 100 LF +/- along Old Washington Road
- Four (4) Rental Units: Two (2) 1,600 SF +/- Units, 5,130 SF +/- Warehouse Unit w/ Mezzanine & 598 SF +/- Warehouse Unit
- AADT (According to MD State Highway): 8,661 on Old Washington Road
- Sale subject to existing leases , if in place at time of offer and/or executed contract, unless otherwise negotiated between the parties.
- Potential mold remediation in the vacant storefront unit. Roof repairs and/or new roof may be needed on building.

**MOTIVATED SELLERS— BRING ALL OFFERS!**

### UTILITIES AVAILABLE

Electric	SMECO
Water	Charles County
Sewer	Charles County
Telephone/Cable/Internet	Verizon & Comcast

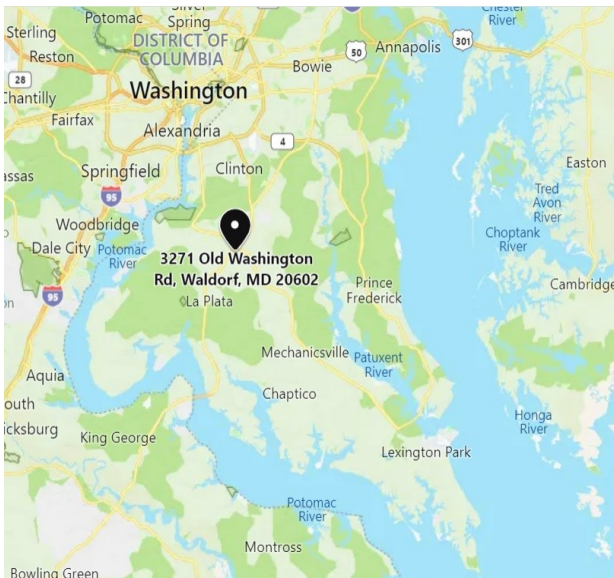
## LOCATION & NEIGHBORHOOD INFORMATION

### LOCATION OVERVIEW

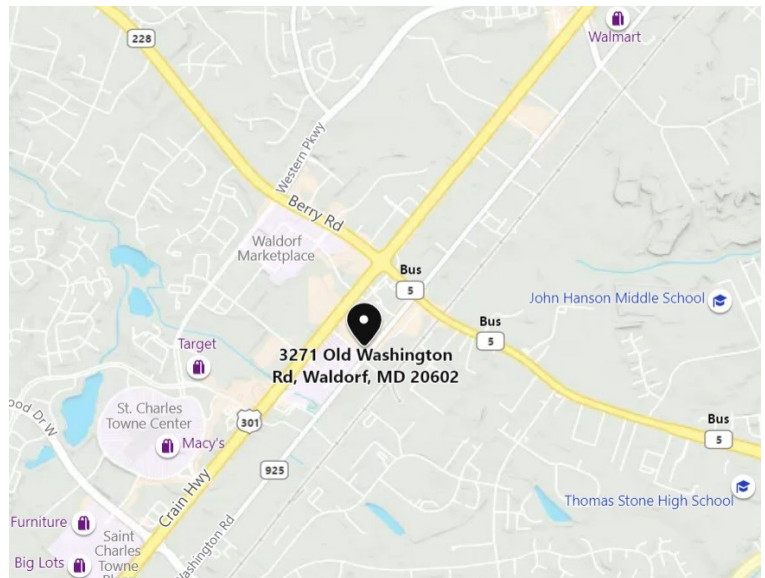
- Property is located in the Heart of Waldorf with direct access to US Route 301 (Crain Highway) and Leonardtown Road (MD Route 5) afforded via Old Washington Road (MD Route 925).
- Road Frontage: 100 LF +/- along Old Washington Road
- Site is located approximately 27 miles from Washington, DC; 27 miles from Dahlgren, VA and 39 miles from Lexington Park



### REGIONAL MAP



### LOCATION MAPS

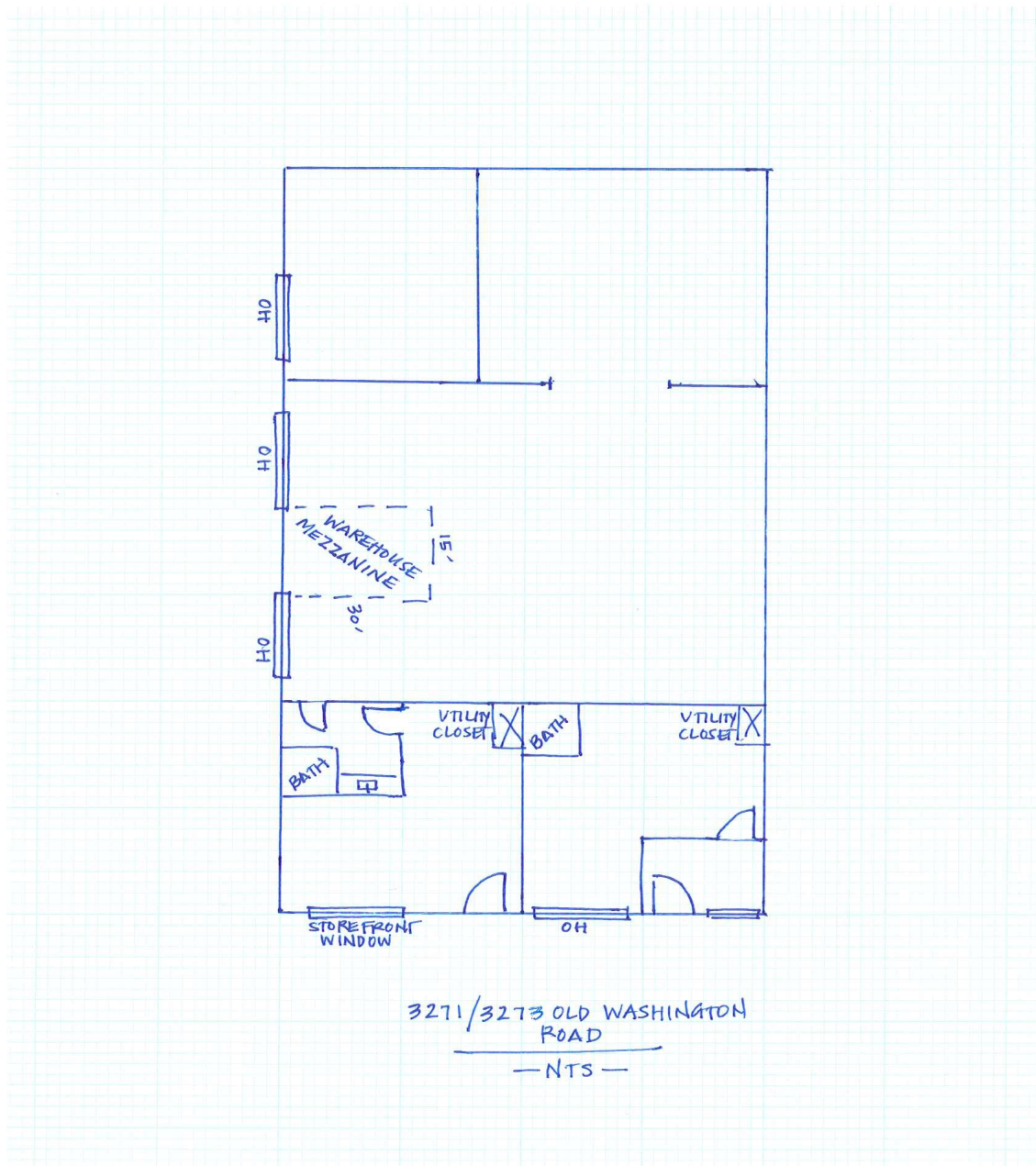


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## Section 4

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# FLOOR PLAN



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# POTENTIAL RENT ROLL

UNIT	UNIT TYPE	UNIT SIZE	POTENTIAL RENT
3271 Old Washington Road	Store Front/ Flex	1,600 SF +/-	CURRENT LEASE: \$1,500.00 / MONTH*
3273 Washington Road	Store Front/ Flex	1,600 SF +/-	\$1,650.00 / MONTH
3273 Washington Road #B	Warehouse	5,130 SF +/-	\$3,633.75 / MONTH (\$8.50 PSF)
3273 Washington Road #C	Warehouse	598 SF +/-	\$650.00 / MONTH
ESTIMATED MONTHLY RENT			<b>\$7,433.75</b>

\*Current lease on 3271 Old Washington Road expires August 31, 2021.



## Section 6

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# REAL ESTATE ASSEMENT & TAXES

Real Property Data Search

Search Result for CHARLES COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 06 Account Number - 055184							
Owner Information									
Owner Name:		SOUTHERN MD NOVELTY CO				Use:		COMMERCIAL	
Mailing Address:		3283 OLD WASHINGTON RD WALDORF MD 20602-3202				Principal Residence:		NO	
						Deed Reference:		/00165/ 00328	
Location & Structure Information									
Premises Address:		3271 OLD WASHINGTON RD WALDORF 20602-0000				Legal Description:		.50 AC ON RT 925	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0003	0247	10000.09	0000				2022	Plat Ref:
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1950		8,928 SF				21,780 SF			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		OFFICE BUILDING	/	C3					
Value Information									
			Base Value	Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2019		07/01/2021		07/01/2022	
Land:			235,500	235,500					
Improvements			510,100	510,100					
Total:			745,600	745,600		745,600			
Preferential Land:			0						
Transfer Information									
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class	07/01/2021			07/01/2022		
County:			000	0.00					
State:			000	0.00					
Municipal:			000	0.00			0.00		
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			


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## Section 6

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# REAL ESTATE ASSEMENT & TAXES



**Property Tax Account Inquiry**

**Aug 12,  
2021**

Owner Name:	SOUTHERN MD NOVELTY CO
Property Number:	06055184
Mailing Address:	SOUTHERN MD NOVELTY CO 3283 OLD WASHINGTON RD WALDORF MD 20602-3202
Premise Address:	3271 OLD WASHINGTON
<b>Total Due:</b>	<b>10065.63</b> (see notes below)

[Legal Description](#)      [Search Again](#)

**If this is the principal residence, an option to pay in two (2) installments is available.**  
**This option includes a service charge in the **Total Due** amount above.**  
**If paying in two (2) installments, please click on the specific tax year below for installment amounts.**

**If paying in full, please use the **Amount Due** below.**

**If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.**

Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due
2021	0100	0111	210013962	10065.63	0.00	0.00	10064.55
2020	0100	0111	200013749	8670.37	0.00	8651.39	0.00
2019	0100	0111	190013533	7497.21	0.00	7473.94	0.00
2018	0100	0111	180013399	6064.13	0.00	6054.77	0.00
2017	0100	0111	170013270	6055.28	0.00	6048.77	0.00
2016	0100	0111	160013121	6033.60	0.00	6030.77	0.00
2015	0100	0111	150013051	6334.07	0.00	6333.17	0.00
2014	0100	0111	140012972	6332.07	0.00	6331.17	0.00
2013	0100	0111	130012997	6323.07	0.00	6322.17	0.00
2012	0100	0111	120013046	6189.18	0.00	6188.30	0.00
2011	0100	0111	110012948	5847.29	0.00	5845.35	0.00
2010	0100	0100	101008255	5575.87	0.00	5575.87	0.00
2009	0100	0100	091008081	5496.96	0.00	5496.96	0.00
2008	0100	0100	081007686	4989.87	0.00	4989.87	0.00
2007	0100	0100	071007520	4485.77	0.00	4485.77	0.00
2006	0100	0100	061007198	3981.66	0.00	3981.66	0.00
2005	0100	0100	051007359	3964.85	0.00	3964.85	0.00
2004	0100	0100	041007416	3884.10	0.00	3884.10	0.00
2003	0100	0100	031007494	3774.93	0.00	3774.93	0.00
2002	0100	0100	021007488	3464.28	0.00	3464.28	0.00
2001	0100	0100	011007498	3296.63	0.00	3296.63	0.00
2000	0100	0100	001007453	3077.25	0.00	3077.25	0.00
1999	0100	0100	991007388	3077.25	0.00	3077.25	0.00
1998	0100	0100	981007397	3025.55	0.00	3025.55	0.00
1997	0100	0100	971007377	3137.39	0.00	3137.39	0.00
1996	0100	0100	961007287	3134.39	0.00	3134.39	0.00
1995	0100	0100	950016480	3134.39	0.00	3134.39	0.00
1994	0100	0100	940016161	3186.65	0.00	3186.65	0.00
1993	0100	0100	930015985	3013.85	0.00	3013.85	0.00

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