

INVESTMENT PROPERTY FOR SALE

7010 WESTMORELAND AVENUE | TAKOMA PARK, MD | 20912

\$975,000 / 8.0 CAP

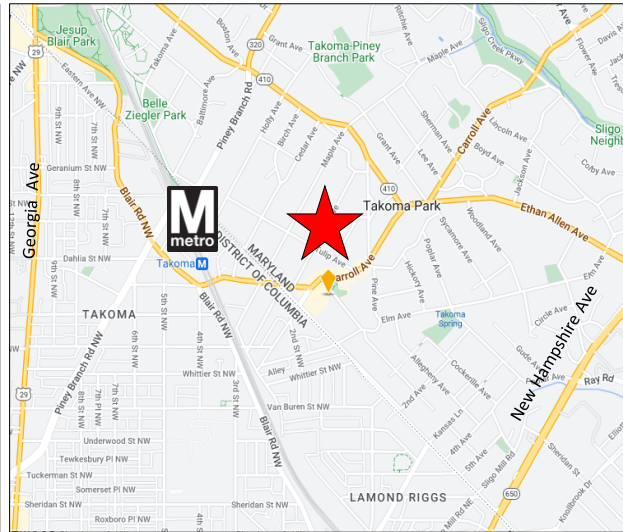


LONG TERM LEASE IN PLACE WITH MUSIC STORE

UNIQUE OPPORTUNITY

- 8.0 CAP Rate
- 2,800 SF 2-story building
- 5-year NNN lease, 5-year option
- 5,364 SF lot zoned N-R
- Located in downtown Takoma Park near a wide variety of retail and entertainment
- 4+ surface parking spaces onsite and abundant public parking nearby

VIBRANT AREA SURROUNDED BY COMPLIMENTARY RETAIL USES



NOT TO SCALE | MEASUREMENTS APPROXIMATE



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
32 Years
1994-2026



For More Information
Please Contact:

SAM FARNUM | sfarnum@amrcommercial.com | 301.961.9696 | EXT. 208
BILL MONTROSE | wmontrose@amrcommercial.com | 301.961.9696 | EXT. 203

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

4849 Rugby Avenue ♦ Suite 200 ♦ Bethesda, Maryland 20814 ♦ 301.961.9696 ♦ Fax 301.656.7551 ♦ www.amrcommercial.com

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