

SALE / LEASE

Berlin Professional #108

314 FRANKLIN AVE

Berlin, MD 21811

PRESENTED BY:

RYAN FINNEGAN

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TONNEY INSLEY

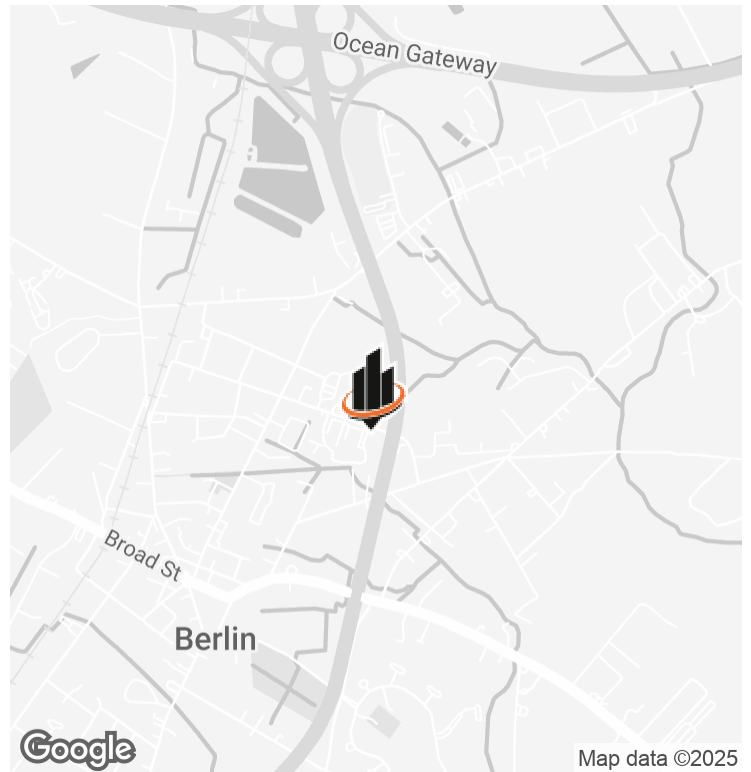
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MD #653457



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$319,000
LEASE RATE:	\$2,215.00 per month (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,520 SF
BUILDING SIZE:	1,520 SF

Property Description

Well maintained commercial condo unit with efficient use of floor plan maximizing the smaller nature of the suite while providing maximum usable space. Currently layout includes waiting room, reception area, several exam rooms, private office and a large nurses station. The Condo association maintains exterior and common areas making for low maintenance ownership.

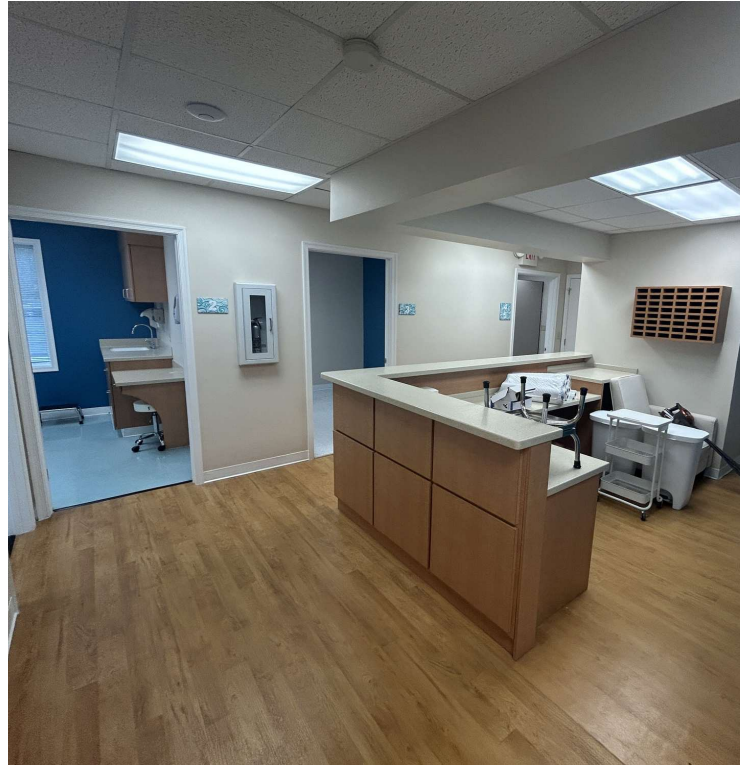
PROPERTY HIGHLIGHTS

- - 1,741 SF building
- - 2024 New HVAC
- - Built in 1995, renovated in 2017
- - Ideal for office user or office building investment
- - Well-maintained property
- - Prime location in Town of Berlin
- - Versatile space for customization

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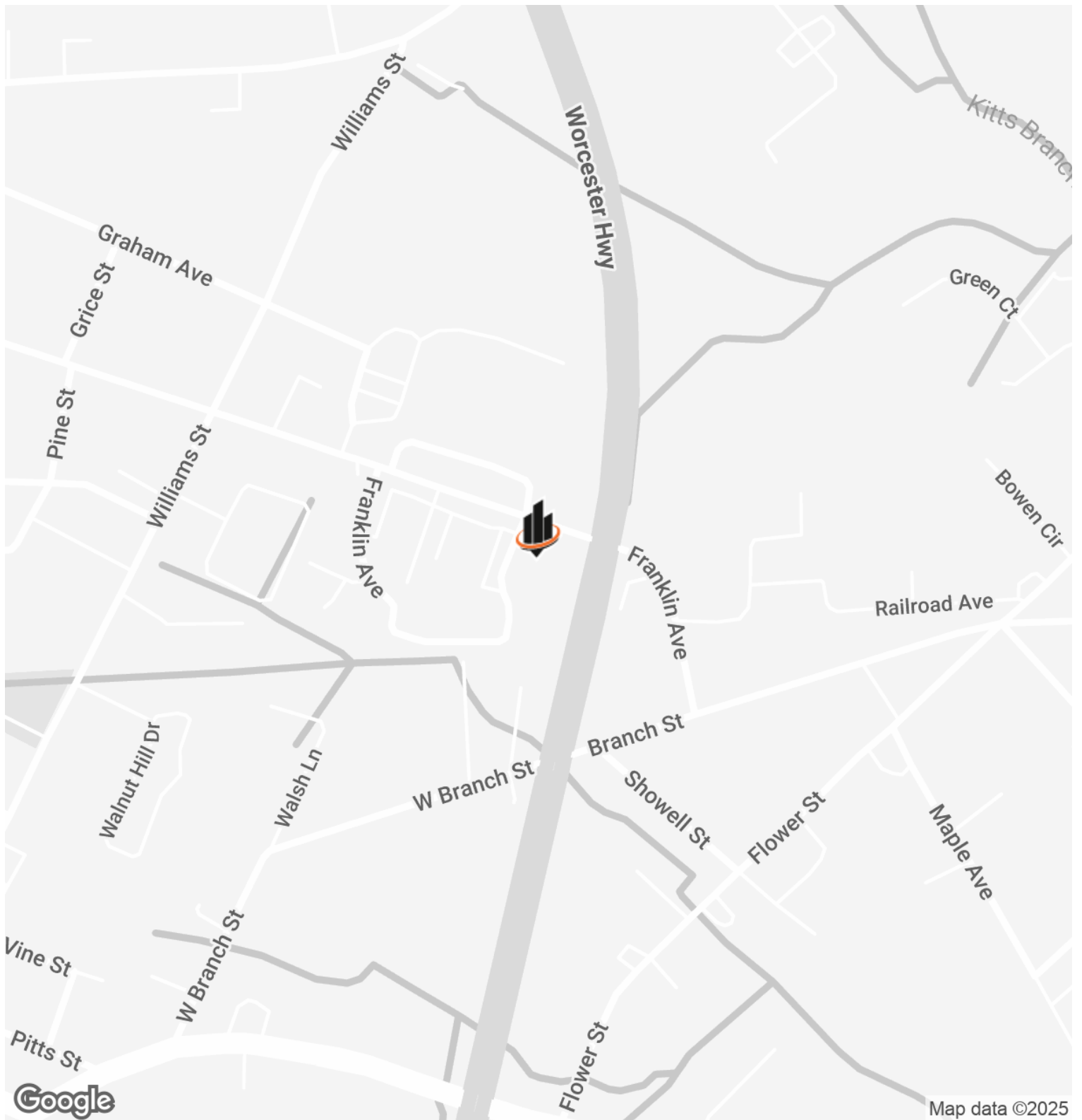
ADDITIONAL PHOTOS



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LOCATION MAP



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