

# Investment Sale

## Commercial Building in Gateway Arts District



## 3510 Rhode Island Avenue

Mount Rainier, Maryland 20712

### Property Highlights

- 5,930± SF commercial building with multifamily potential
- Recently renovated with new exterior and paved lot
- Three stories with studio space
- Current tenants with flexible lease terms
- Abundant parking on newly-paved lot in rear and street parking
- Separately metered electric
- Excellent investor opportunity
- Zoned R-18
- Gross operating income estimated at \$96,720 annually (below market rents & room for growth)
- Located along busy Route 1 corridor in the Gateway Arts District, near many amenities and new developments

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	8,510	77,297	310,521
Total Population	22,028	203,772	764,584
Average HH Income	\$96,096	\$91,552	\$118,798



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For Sale  
Commercial Building





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