

Investment Sale

# STUDENT HOUSING NEAR THE UNIVERSITY OF MARYLAND

Fully Leased • Opportunity Zone • Strong Market Demand



4603 College Avenue, College Park, MD

**NAMichael**

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## Property Highlights

- 10,000± SF student housing with up to 24 units and 40 beds
- Leased to Tau Epsilon Phi Housing Corporation (TEP) for the 2021-2022 season
- Renovated in 2018
- Off-street parking available



## Location Highlights

- Easy walking distance to campus
- Over 41,000 students at UMD
- Close to numerous amenities in downtown College Park, including restaurants, entertainment, shopping, and hotels
- Prominent institutions nearby include NOAA, NASA Goddard, American Center of Physics, Javazen, Raytheon, and USDA & FDA branches



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