

OFFICE CONDO UNIT FOR SALE & LEASE

1412 CRAIN HWY N, GLEN BURNIE, MD 21061

Chatham Executive Office Park - Unit 6B



OFFERING SUMMARY

CONDO UNIT:	6B
SQUARE FOOTAGE:	734 SF
YEAR BUILT:	1984
ZONING:	C-3
ASKING SALE PRICE:	\$75,000
SALE PRICE / SF:	\$102.18
ASKING LEASE RATE:	\$900 /Month
LEASE TYPE:	Modified Gross

PROPERTY OVERVIEW

734 rentable square feet on the second floor. This C-3 office condo complex is professionally managed and provides excellent signage and visibility. Located near the MVA and 695. High traffic count. Abundant surface parking. Owner pays \$230 per month in condo fees. Owner/Agent. Recent new roof replacement.

LOCATION OVERVIEW

Route 2 South 1 block past the DMV if coming off 695 S to Ritchie Hwy, bear to far right lane that becomes N Crain Hwy. Make quick right into Chatham Condo development to middle building B.

KW COMMERCIAL
1997 Annapolis Exchange Pkwy
Annapolis, MD 21401

SUSAN ROSKO-THOMAS
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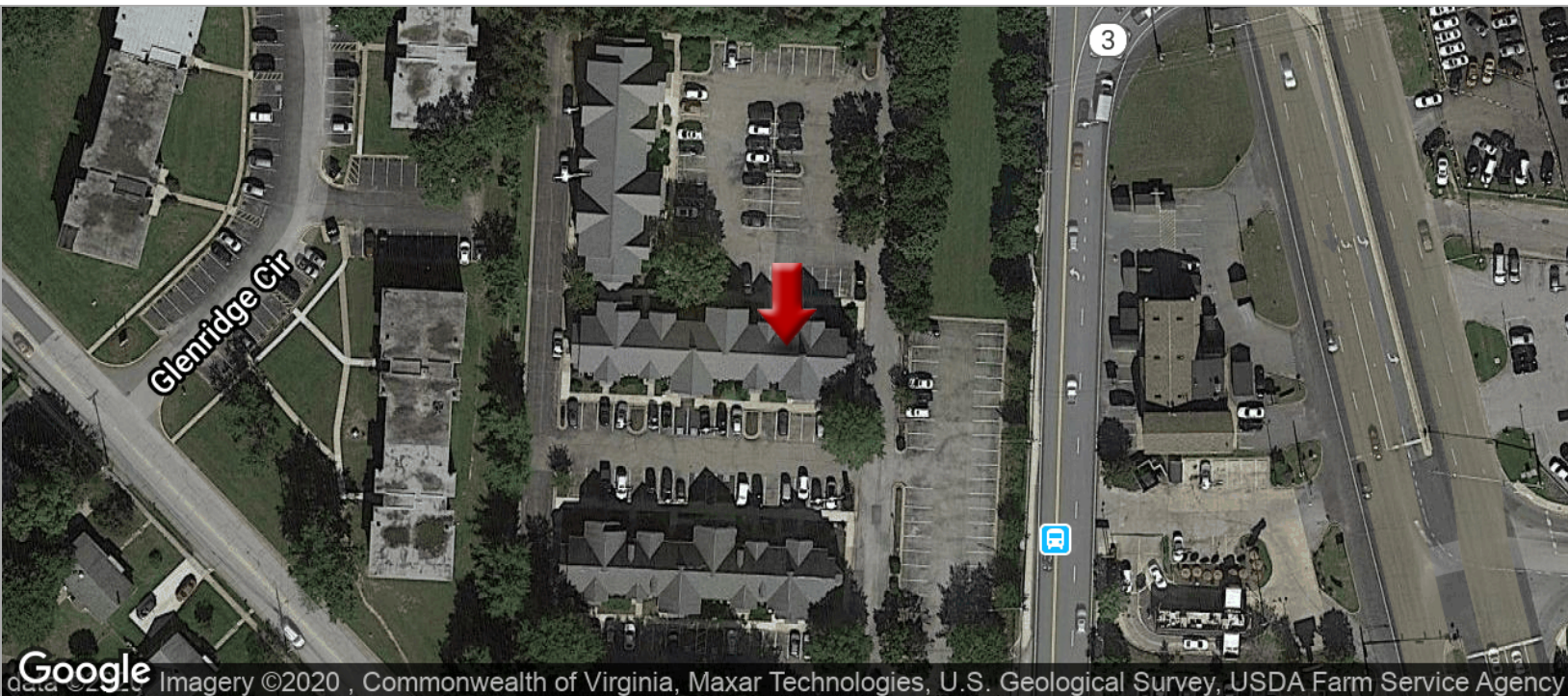
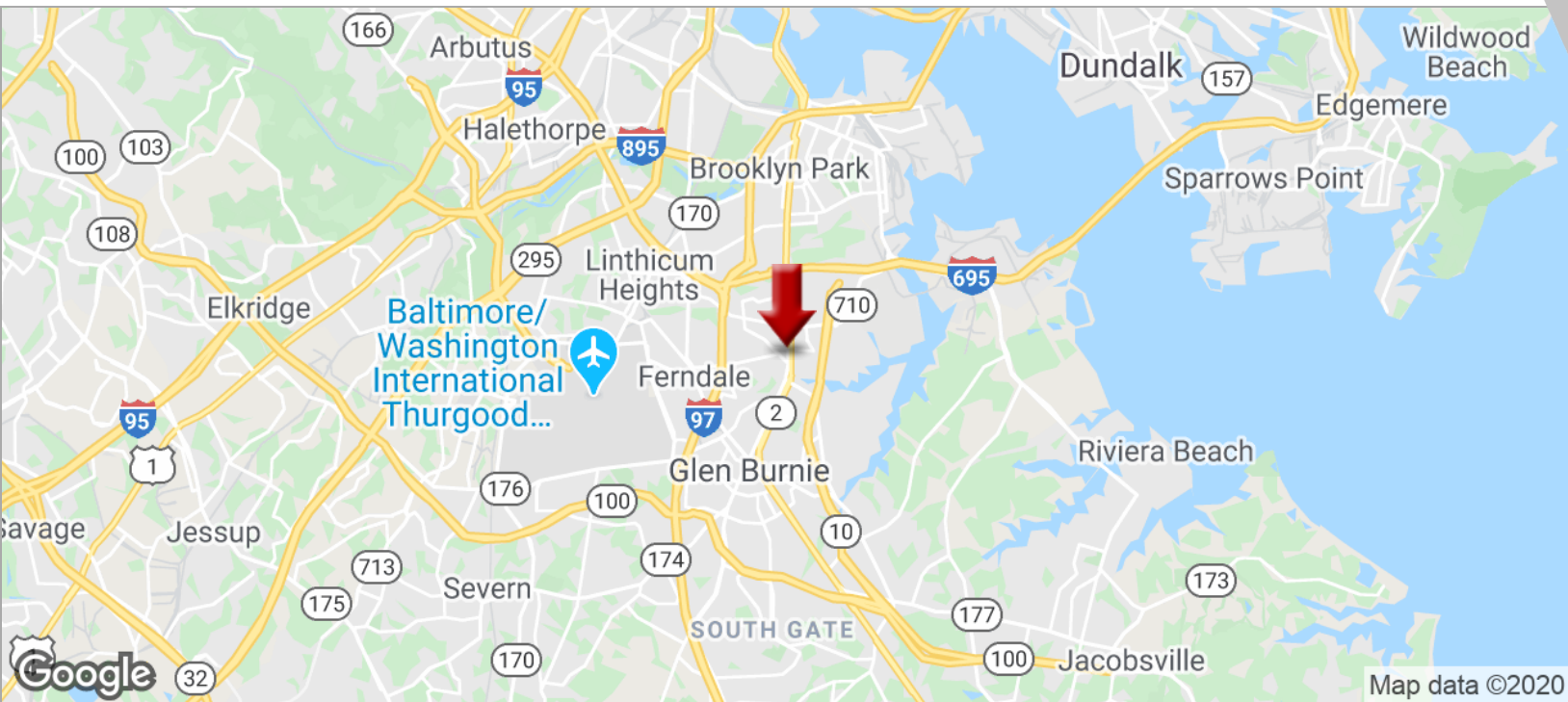
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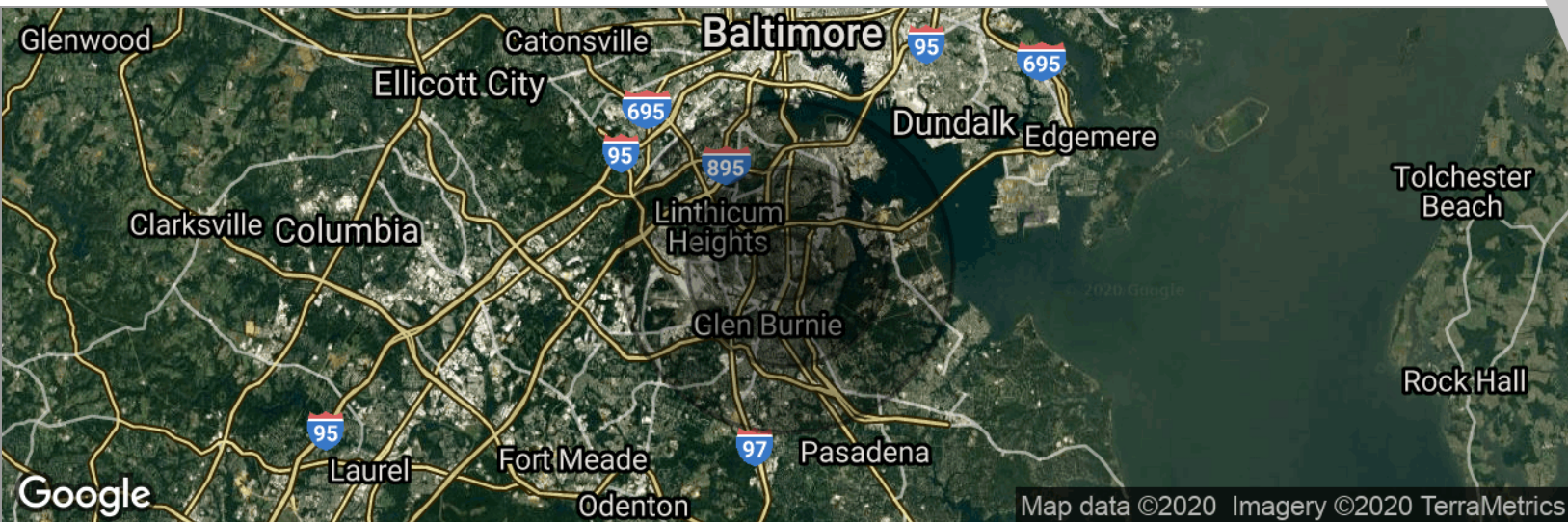
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,560	81,211	197,204
Median age	37.8	38.5	35.4
Median age (male)	33.8	36.5	33.9
Median age (Female)	40.3	39.8	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,803	31,255	75,234
# of persons per HH	2.5	2.6	2.6
Average HH income	\$66,480	\$67,267	\$64,881
Average house value	\$271,690	\$284,525	\$272,645

* Demographic data derived from 2010 US Census

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