

OFFICE CONDO UNIT FOR SALE

1410 CRAIN HWY N, GLEN BURNIE, MD 21061

Chatham Executive Office Park - UNIT 4A



OFFERING SUMMARY

CONDO UNIT:	4A
SQUARE FOOTAGE:	734 SF
YEAR BUILT:	1984
ZONING:	C-3
PRICE:	\$110,000
PRICE / SF:	\$149.86

PROPERTY OVERVIEW

Original 1st-floor walk-in unit. Owner retiring. OB-GYN FF&E may be sold separately.

Prime location and affordability factor for this C-3 office unit. Conveniently located near I-695, 95, 97 & Routes 2, 301 and 100. DMV is 2 blocks north on Route 2. Quick occupancy. Recent new roof. Signage, landscaping.

Strong reserve fund. Professionally managed. Call listing agent for details and showing instructions, as well as full underwriting report.

PROPERTY HIGHLIGHTS

- Conveniently located near I-695, 95, 97, Routes 2, 301 and 100

KW COMMERCIAL
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Annapolis, MD 21401

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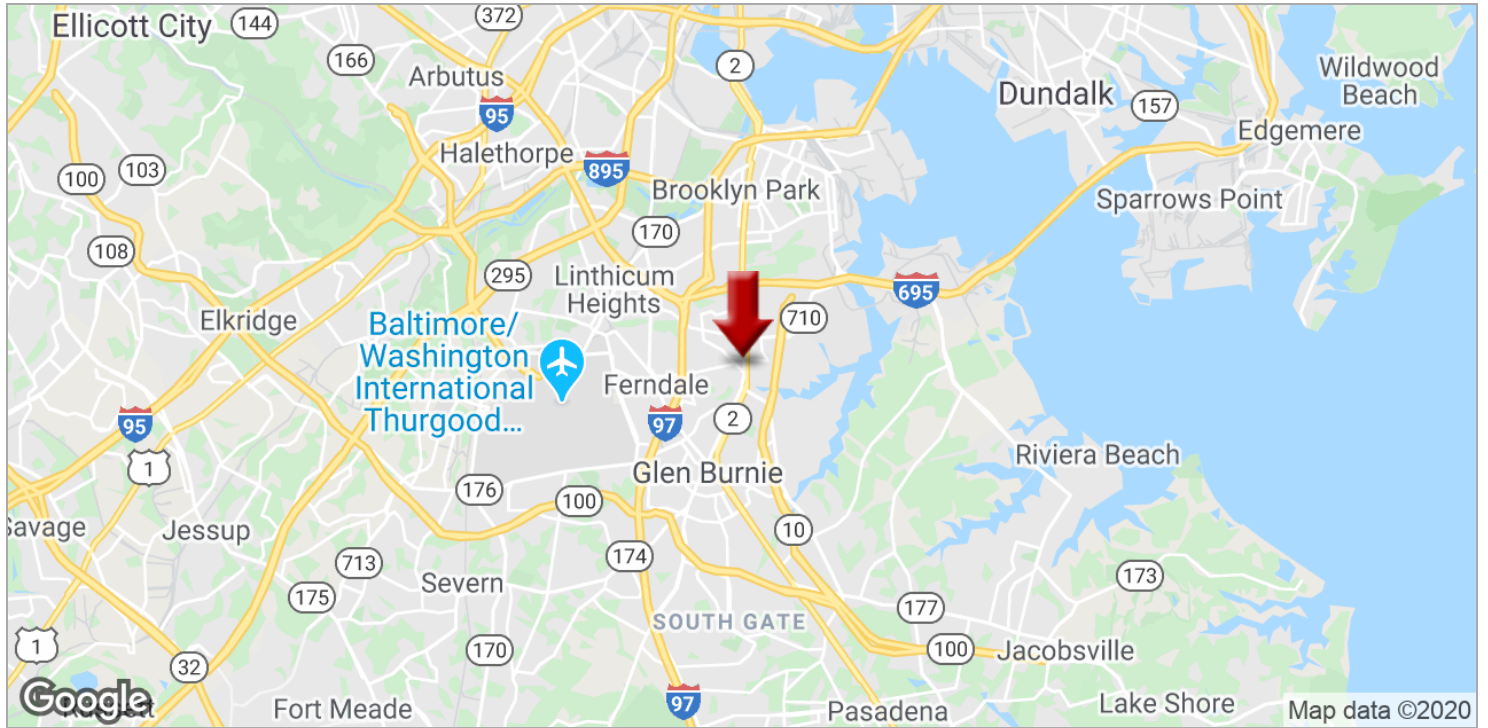
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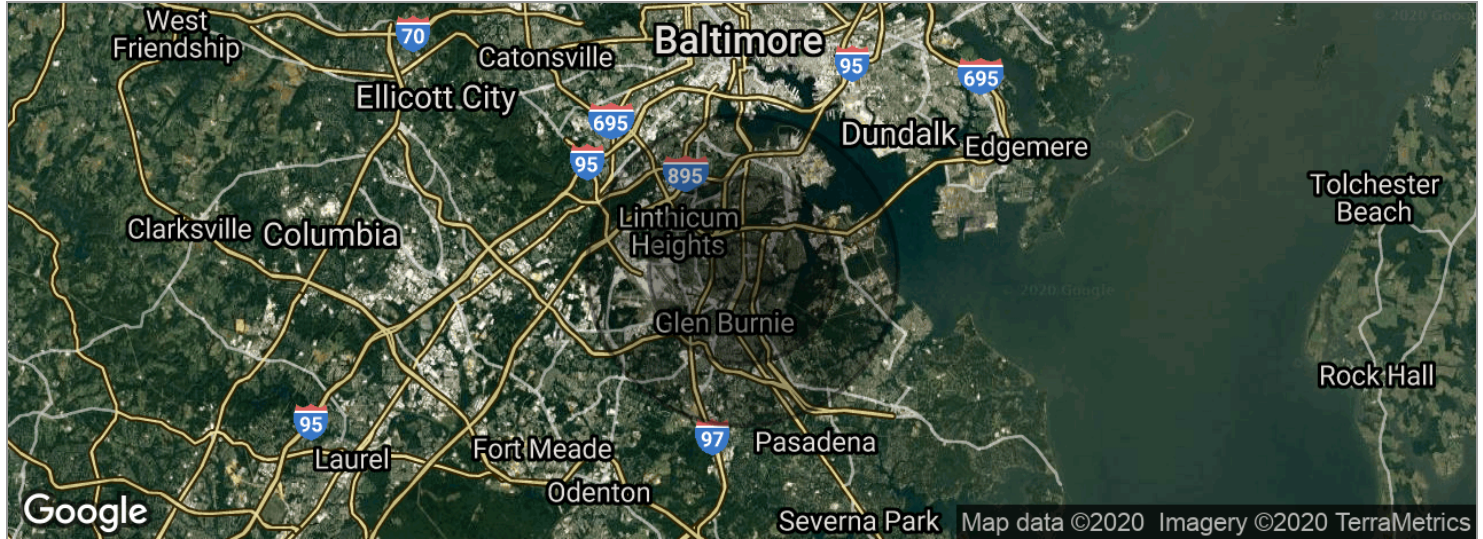
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,568	81,028	197,971
Median age	37.9	38.5	35.4
Median age (male)	33.9	36.6	33.9
Median age (Female)	40.5	39.9	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,800	31,229	75,504
# of persons per HH	2.5	2.6	2.6
Average HH income	\$66,594	\$67,462	\$65,005
Average house value	\$271,628	\$285,159	\$272,878

* Demographic data derived from 2010 US Census

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