

OFFICE CONDO UNIT FOR SALE & LEASE

1412 3A CRAIN HWY N, GLEN BURNIE, MD 21061

Chatham Executive Office Park - Unit 3A



OFFERING SUMMARY

CONDO UNIT:	3A
SQUARE FOOTAGE:	703 SF
YEAR BUILT:	1984
ZONING:	C-3
ASKING SALE PRICE:	\$120,000
SALE PRICE / SF:	\$170.70
ASKING LEASE RATE:	\$1,500/Month
LEASE TYPE:	Modified Gross

PROPERTY OVERVIEW

Landlord will pay \$238 per month condo fee with a modified gross lease of \$1,500 per month. Seller will consider selling for \$120,000 firm, due to the exceptional condition and improvements.

Walk-in handicap accessible unit on ground floor within the Chatham Executive Office Park. Recently totally renovated for an Ortho Diagnostics Blood Testing Clinic. Laminate flooring throughout and a reception area.

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
Associate Broker - Director Of Growth
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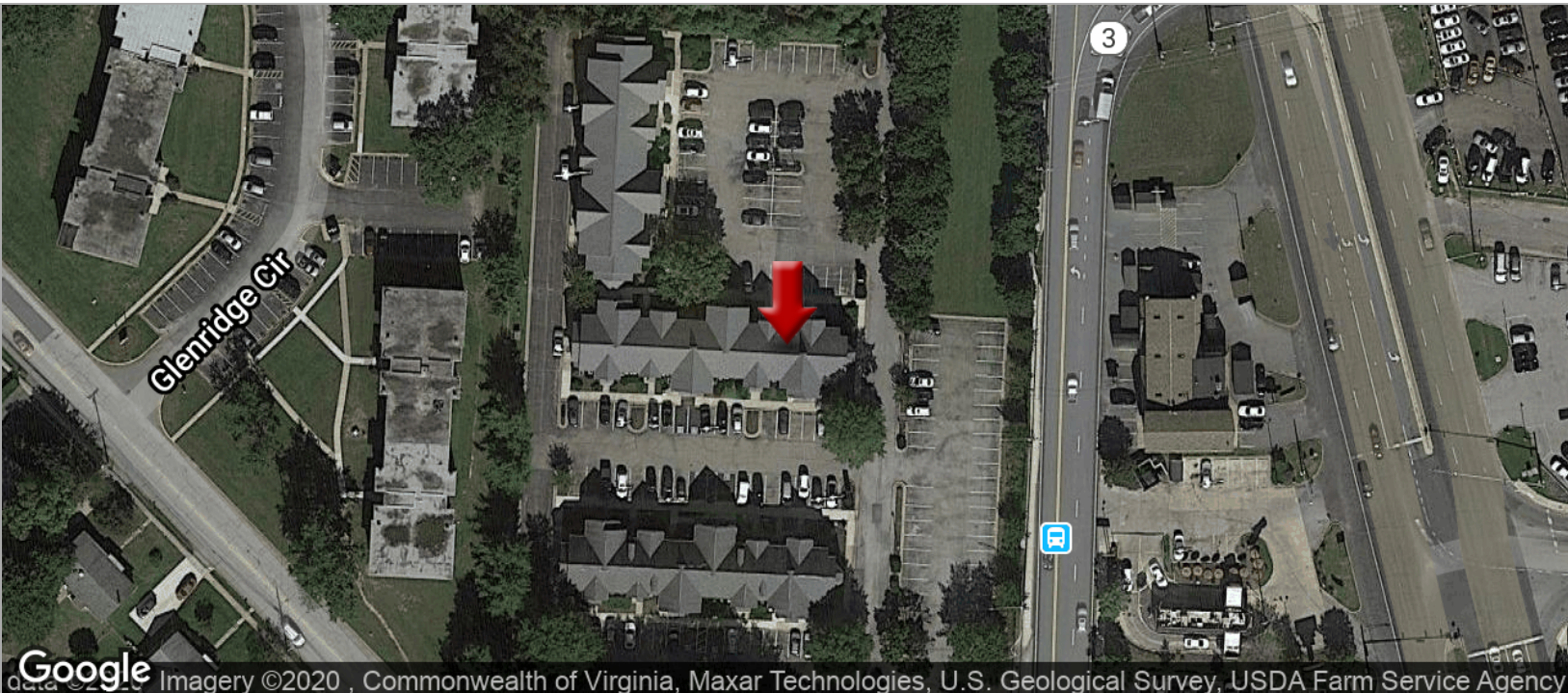
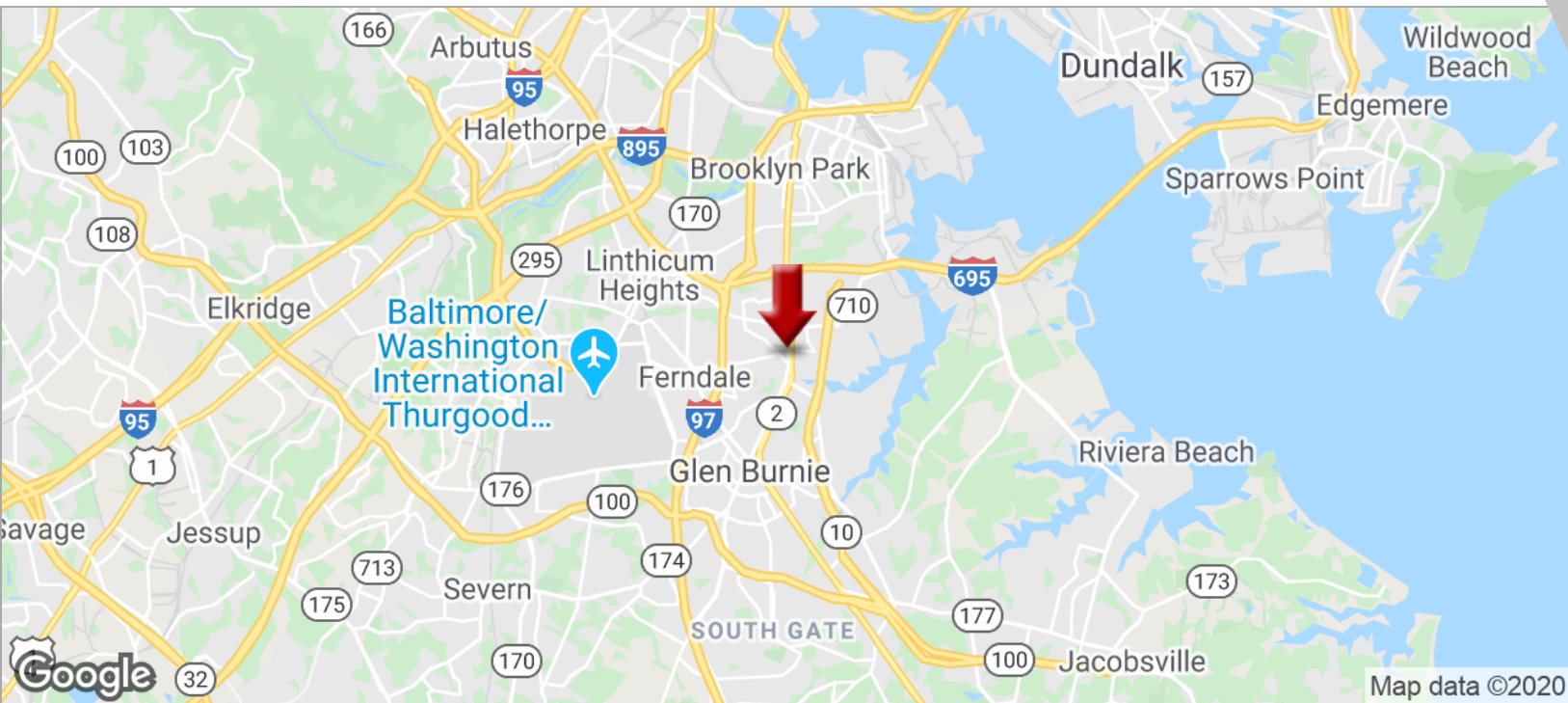
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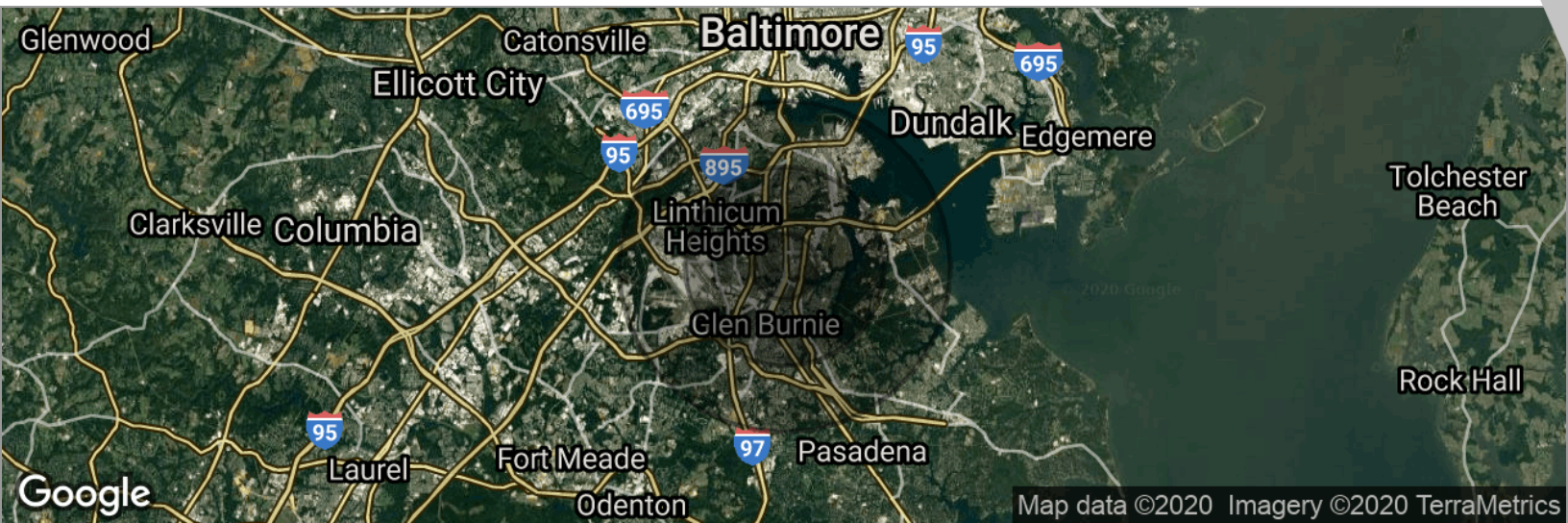
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,560	81,211	197,204
Median age	37.8	38.5	35.4
Median age (male)	33.8	36.5	33.9
Median age (Female)	40.3	39.8	37.2

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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PROFESSIONAL BACKGROUND

Susan Rosko-Thomas has been a pacesetter in real estate sales and investments since 1978. She had owned and operated her own successful Susan Rosko Thomas Personal Touch - ERA Brokerage franchise in the BWI Inner Harbor area for 13-years prior to acquisitioning her 40 agents to CBRB. After over 20-years with Coldwell Banker, Susan went back solo to owning and operating her own brokerage as CRCT, LLC which she continues to operate to this day. She has also aligned herself as-of 2019 with Keller Williams Select Realtors, where she is the Director of Growth to the commercial division.

Annapolis

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