



Land & Commercial, Inc.
 14416 Old Mill Rd, #201
 Upper Marlboro, MD 20772-3069

Special Points of Interest

- **Congratulations to Carrie Shearer for 22 years of Service and to Cheryl Moore for 16 years of Service! Now that's dedication!**
- **Many new properties just listed. Check them out!**
- **Call us today, for an opinion on the value of your property.**
- **Tree mitigation easements and Hunting land available!**

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Seasons Greetings

Land & Commercial Real Estate Digest

Winter 2008

Leo Brusco, SIOR, President

Land & Commercial, Inc. would like to thank everyone for their friendship, business and support this past year! Because we are a "boutique" organization and work in this fashion, this year we have been able to exceed our sales over last year, even in these very trying times! We are looking forward to the New Year and our continued relationship with each and every one of you! We wish everyone a happy, healthy Holiday Season and a prosperous New Year!

BODY SHOP/OFFICE BLDG -CENTRAL AVE!

Great Investment Opportunity! Separate Office Building and Body Shop! The office building could be used as an auto sales lot! Fenced in parking lot at rear of property. High traffic volume makes this property a prime location for any business.

*Office Building fully refurbished. Seven offices and conference room. Huge work area. A must see!

* Separate Body Shop/Service building

* Value priced: \$1,800,000



Industrial Land Available! Walker Mill Road

Approx. 6.4 acres of I-1 zoned Industrial land. 243 feet road frontage on Walker Mill Road. Site is cleared and pad site is graded for a 5,000 sq. ft. building & storage yard on a 4 acre portion of the property. Sediment control in place. Ready to file for building permit! All utilities are available. Mini storage site and all vehicle uses allowed. Enterprise zone tax credits available.



Energy Saving Tips for Your Business SIMPLE WAYS TO HELP YOUR BOTTOM LINE

1. Turn off lights and equipment when not in use. Use natural sunlight.
2. Replace incandescent light bulbs with compact fluorescent lamps.
3. Regularly change HVAC Filters and tune up HVAC units. Install programmable thermostats.



www.LandCommercial.com

Toll Free: 800-296-7901 Fax: 301-952-2000



**Just Listed! RETAIL Land Available!
14124 Brandywine Road, Brandywine, MD**

Excellent Opportunity to build your own building! Growing area with major development in nearby vicinity! 1.10 acres with 220' of prime road frontage on Brandywine Road. Owner financing available! Call for details! Don't let this opportunity pass you by! \$499,000!



**Ideal Site for Vehicle/ Towing Lot
Bowie, Maryland**

Located on Robert Crain Highway, just south of Central Ave (Route 214), this 2.71 acre site is currently used as a towing lot and Central Auto Service/ Transmission. Vehicle uses are permitted on parcel of 1.19 acres, in the flexible C-M zone (Commercial Miscellaneous). Also includes a 1+ acre parcel zoned R-A, which wraps around the commercial property. Parcels must be sold together. \$1,100,000.



Auto Body– Near AAFB!

Currently an existing Auto Body shop business. Building has NINE Bays and 3 buildings totaling 7,888 s.f.! 1.12 Acres and includes equipment! Great Location with high visibility, close to Beltway. \$1,450,000.

We have other larger sites with correct zoning for conversion to Auto body shops! Call for Details!



Multi-Use Buildings - Upper Marlboro, MD

Busy Main Street, first property entering Upper Marlboro, Prince George's County Seat. Ideal conversion to office space within town of Upper Marlboro! Three (3) buildings included at 14940, 14946 & 14948 Main Street. Two (2) Commercially zoned houses have combined rental income of \$1,900 per month! Radiator shop rents for \$3,000 per month. All are month to month leases. Total square footage of 4,461 for 3 buildings. High exposure location with CM Zoning (Commercial Miscellaneous). \$1,000,000.

Agents! We LOVE to pay coop and referral fees! Minimum 3%

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Sales - "Last Month Only!"



SOLD !!



UNDER CONTRACT!



**SOLD THREE Street Units!
LEASED One Upper Unit!**



UNDER CONTRACT!

**80+ ACRES IN BADEN
UNDER CONTRACT!**



UNDER CONTRACT!

Tax Assessment Reviews!

Tax Assessment Review of your upcoming January notice could reduce your taxes. Let us review your property taxes NOW for an out of cycle review in EARLY December. These out of cycle appeals MUST be filed by December 30, 2008. Give us a call now at 301-952-9700 or email Cheryl Moore at CherylMoore@LandCommercial.com!

Woodland Conservation/Off-Site Mitigation Easements

We are happy to offer **Pre-Approved Woodland Conservation Easements** for Prince George's County Developments. We will prepare and submit the required documents to Prince George's County for recordation of easements. There are no bonds, permits, fees or future maintenance/tree planting contracts

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"Experience Over 36 years of Knowledge, Excellence and Expertise"

- Industrial, Commercial & Residential Land Sales
- Building Sites, Farms & Waterfront Properties
- Property Tax Appeals
- Offsite Tree Mitigation Easements Available
- Subdivision Lots
- Churches & Sites

We're on the Web!

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~ See the Links Tab on our Website for Useful Knowledge ~

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Address Service Requested

Welcome Fran Folkee, the newest member of our team! Fran comes to us with over 13 years of combined experience in Sales, Marketing, and Design. Prior to joining us, she was Director of Sales, Marketing and Design for Kaine Homes, in Calvert County, MD. She is a Realtor, ASP (Accredited Staging Professional), member of the NAR, SMAR, and IAHSF.

SOME OTHER AVAILABLE PROPERTIES -

- Woodyard Road, **Clinton**, Commercial Office Land, .88 acres, traffic light corner! \$299,000
- Ferry Avenue, **Clinton**, Commercial Land, 9.40 acres. Best site for the money! All utilities, Site Graded, Stormwater Management in place. Ideal Church/School site as well. \$995,000
- Missouri Avenue, **Brandywine**, Residential/Church Site, 3 acres, \$230,000
- Farmington Road W, **Accokeek**, 4 acres Residential/Church Site, Water & Sewer in street. \$375,000
- BUILDERS: **Subdivision Lots** for sale at great prices! Recorded lots - some fully engineered, some with graded house pad sites and one acre finished sites with water, sewer and gas.
- Individual **Residential** sites to build your own dream home from \$75,000 to \$225,000!
- **Hunting/Recreational Properties** - 8 Ac. \$30K, 33 Ac. \$100K, 64+/- Ac \$295K! Larger sites available!
- Bellefonte Lane - AAFB - .45 Acre Industrial **Fenced** Lot with storage structure. Lease \$1,800 mo.

View all of our Listings at:

www.LandCommercial.com

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Business: 301-952-9700

