



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

Land & Commercial Real Estate Digest

Summer 2008

Leo Brusco, SIOR, President

Ideal for Contractor's Office & Yard or Auto Sales & Storage - Bowie/Marlboro, MD

Route 301 at Central Ave (Rt.214) 3,750 square foot building was used as the Branch Office for Drake Petroleum. Property is zoned C-M (Commercial Miscellaneous), which is most intensive and flexible zoning. The site could be used as an Auto Sales and storage lot. The building was refurbished 5 years ago. There are six offices, large conference room and reception area plus large work area. **\$800,000.** Your cost would be considerably less than most condos plus you have land for storage!



Special Points of Interest

- We have many different types of land available ... What do you need?
- 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

Industrial Land Available! Walker Mill Road

Approx. 6.41 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.

Office/Residence - Clinton, Maryland

Perfect for Contractor's office & rear storage yard. 3/4 acre located on Malcolm Road off Route 5 (Branch Ave) with convenient access to Washington Beltway (I495/95), near Andrews Air Force Base. Property is zoned C-M (Commercial Miscellaneous), all vehicle uses allowed. Building has full kitchen, with detached garage. Reasonably priced at \$399,000.



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www.LandCommercial.com

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

Business: 301-952-9700



OFFICE CONDOS



For Sale - 3 Office Condos - 2,882 SF All on one level - Camp Springs, MD

3 Office Condominium Units, Street Level can be purchased individually, as a package for investment or to occupy. 2,882 s.f. located across from Andrews Air Force Base. Units are convenient to public transportation and the Washington Beltway (I95/495). Excess free parking spaces. \$429,000 for Package Sale. For other condos or to lease space, go to **LandCommercial.com**.

Lease - 3 Office Condos Upper Marlboro, MD

3 Office Condos for Lease in town of Upper Marlboro. Free Parking in front, plus excess spaces. Walk to Court house & county services bldg. 14340, 14342 & 14344 Old Marlboro Pike totaling 1,962 square feet. Interior access between units. Newly painted. Replaced most carpets. New ceiling tiles. Replaced HVAC with energy efficient units. Windows also replaced for economical operation. All ground level contiguous space. Will consider leasing 2 units for a total of 1,387 s.f. with many amenities. Call today to view the units! 301-952-9700.



Multi-Use Buildings Upper Marlboro, MD

Busy Main Street, first property entering Upper Marlboro, Prince George's County Seat. Three (3) buildings included at 14940, 14946 & 14948 Main Street. Two (2) Commercially zoned houses renting for \$1,200 per month each. 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.



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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. 301-952-9700



Auto Service Suitland/Morningside, MD

Existing Business 6607 - 6611 Suitland Road. Auto Service & Auto Body - Sale consists of several properties and includes equipment valued at \$240,000. Zoned CM (Commercial Miscellaneous). 9,712 SF. 1.68 Acres \$2,000,000. Call today 301-952-9700. Adjacent CM zoned land of 2.8 acres available.



OTHER PROPERTIES AVAILABLE - CHECK IT OUT

- Woodyard Road, Commercial Office Land, .88 acres, \$299,000
- Ferry Avenue, Commercial Land, 9.40 acres, \$995,000
- Missouri Avenue, Church Site, 3 acres, \$230,000
- Farmington Road W, 4 acres, \$375,000
- Group Lots for builders on the website!
- Individual sites to build your own dream home from \$75,000 to \$295,000!

Visit our Web Site www.LandCommercial.com

“Experience Over 35 years of Knowledge, Excellence and Expertise”

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

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Phone: 301-952-9700
Fax: 301-952-2000
E-mail: LeoBruso@LandCommercial.com



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Leo Brusco, SIOR, President
301-952-9700

14416 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772-3069

Address Service Requested



FOR SALE Office Condo - 1,066 SF Upper Marlboro, MD



Office Condo for sale in town of Upper Marlboro. Marlborough Lakeside Office Park, 14418 Old Mill Road totaling 1,066 square feet. Three offices plus administrative & reception area and large conference room/library. Nice amenities, street level with plenty of free Parking. Convenient to Prince George's County Courthouse and other County Offices. Easy access to Routes 4, 202 and 301. Just 10 minutes to the Capital Beltway (I95/495). \$169K or lease furnished \$1,500.

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