

\$3,999,000 - 7105-7109 Allentown Rd, Fort Washington

MLS® #MDPG2137080

\$3,999,000

0 Bedroom, 0.00 Bathroom, 6,700 sqft

Commercial Sale on 0.69 Acres

N/A, Fort Washington, MD

Prime Location 2021 Totally Renovated and Strong Net Income of \$240K /Year w NNN Lease for 20 years. Actual Address is 7105 & 7109 Allentown Rd. Fort Washington MD. "Invest in Success" : Corner Property at the High Traffic Intersection near 2 big shopping center and McDonald and Gas station etc. Welcome to your next investment opportunity. This prime property is located at the busy intersection of Allentown Road & Temple Hill Rd. with high traffic flow and great visibility. Its strategic location makes it a highly desirable destination for businesses, attracting customers from all around area. This property has been renovated 2 years ago to meet modern standards, with upgraded features that include new HVAC systems, new electric system and a newly paved parking lot etc. These upgrades and NNN Lease will reduce the maintenance cost dramatically for the new owner. The property generates an impressive net Rent income of \$240,000 per year. This steady stream of income will come from the well qualified single tenant with 20 year long-term lease. Don't miss out on this rare opportunity to own a highly profitable property with outstanding prospects for future development.

Built in 1969

Essential Information

MLS® #

MDPG2137080



Price	\$3,999,000
Bathrooms	0.00
Square Footage	6,700
Acres	0.69
Year Built	1969
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	7105-7109 Allentown Rd
Subdivision	N/A
City	Fort Washington
County	PRINCE GEORGES-MD
State	MD
Zip Code	20744

Amenities

Parking	Paved Parking, Private, Handicap Parking, Surface
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Interior

Heating	Forced Air
Cooling	Central A/C

Exterior

Exterior	Brick and Siding, Concrete/Block
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School Information

District	PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	January 5th, 2025
Days on Market	160
Zoning	C

Listing Details

Listing Office	Giant Realty, Inc.
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