

MIXED-USE PROPERTY FOR SALE

FREESTANDING RETAIL / RESIDENTIAL STRUCTURES

4500-4502 QUEENSBURY ROAD

RIVERDALE, MARYLAND 20737

FOR SALE



CONTENTS

The Offering	3
Aerial Overview	4
Property Details	5
Property Gallery	6
Zoning Summary	7
Transaction Details	8

Matthew Dorsey
(410) 266 - 5100 ext 142
mdorsey@hogancompanies.com

HOGAN
2077 Somerville Road
Suite 206
Annapolis, Maryland 21401
(410) 266 - 5100



THE OFFERING

4500-4502 Queensbury Road

HOGAN is pleased to offer for sale 4500-4502 Queensbury Road ("Property"), in flourishing Riverdale Park. The property comprises +/- 0.29-acres in 2 lots, separately zoned LMUTC and RSF-65, improved with existing structures on each. The +/- 1,160 sf retail storefront can be delivered occupied or vacant at sale. The neighboring, vacant, +/- 2,500 sf home contains 5 bedrooms and 1 bathroom providing multiple options for the owner.

Situated along the bustling Route 1 corridor, the property is proximate to the University of Maryland, complimentary retail, restaurants, and the nearby Riverdale MARC Station.

4500-4502 Queensbury Road presents an enticing opportunity to meet the growing demand in an established suburban community.

For more information, contact:

Matthew Dorsey, AVP

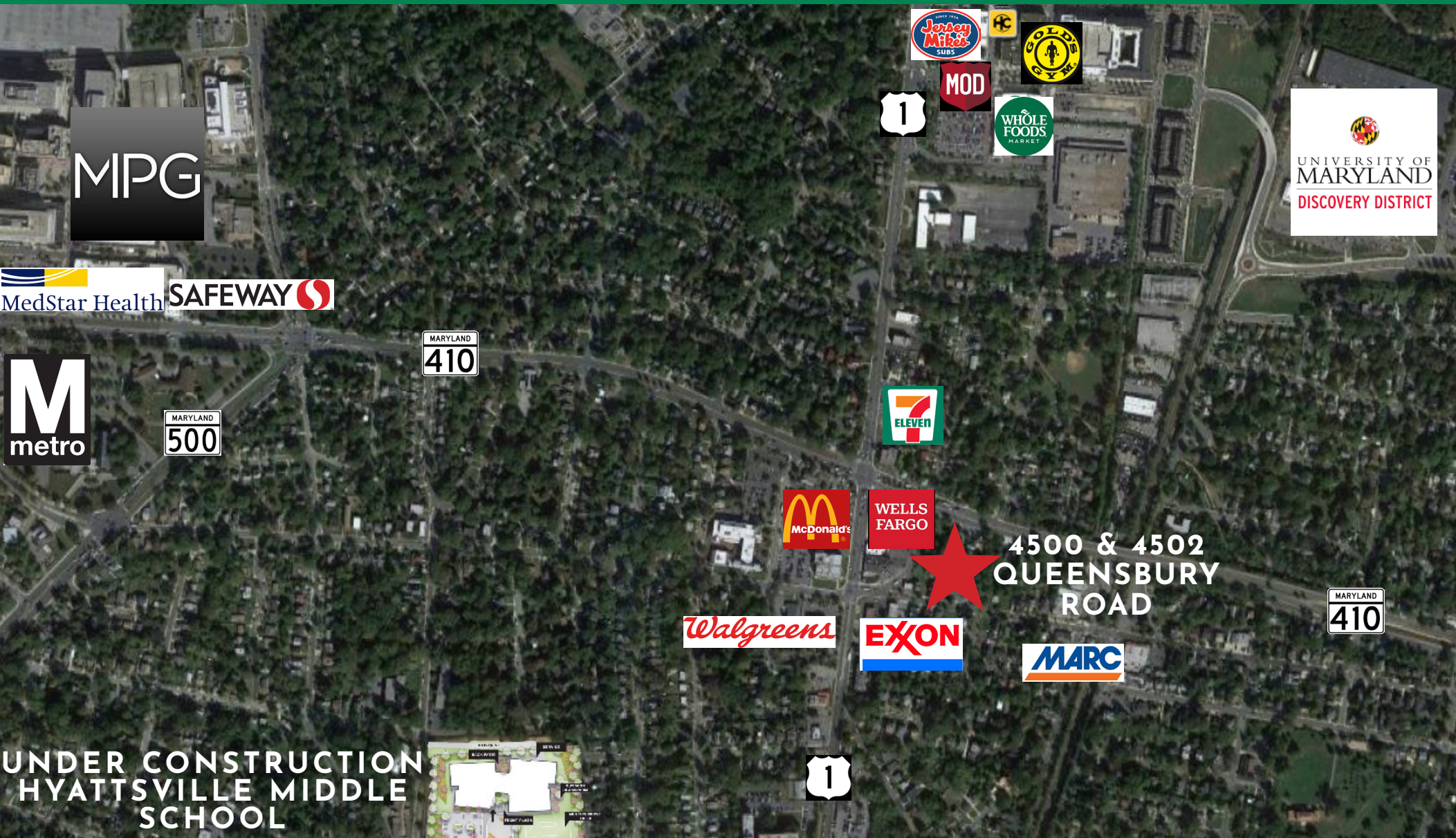
HOGAN

(301) 661-4006

mdorsey@hogancompanies.com



AERIAL OVERVIEW



PROPERTY DETAILS

4500 Queensbury Road

Property Type:

Retail

Zoning:

LMUTC

Building Size:

+/- 1,160 SF

Number of Stories:

2

Year Built:

1920

Parking Type / Spaces:

Surface / 9

Security Cameras:

Front / Rear

4502 Queensbury Road

Property Type:

Residential

Zoning:

RSF-65

Building Size:

+/- 2,500 SF

Specs:

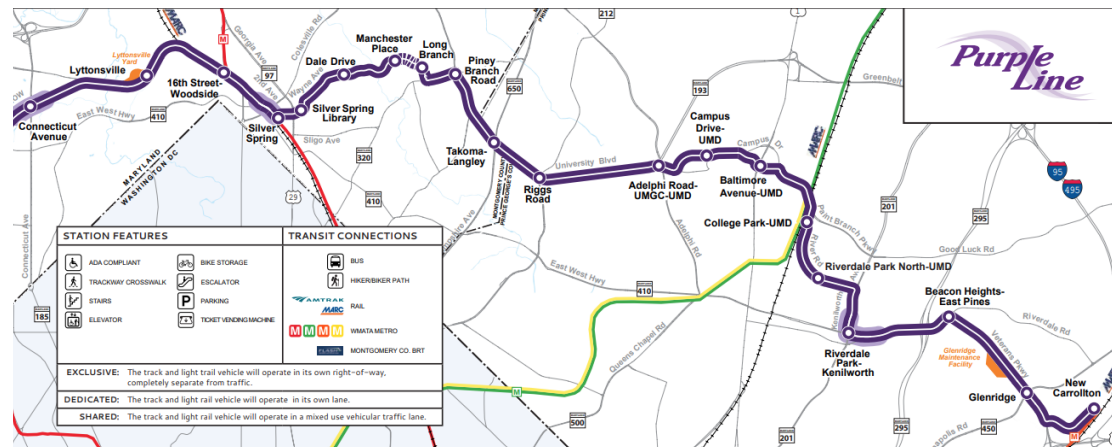
5bd/1ba

Location Highlights

- Less than 1 mile North of Hyattsville Arts District
- Less than 1 mile South of The Station at Riverdale Park
- Access along Baltimore Avenue (Route 1) and East-West Highway (Hwy 410)



Goddard
Space Flight Center



PROPERTY GALLERY



The retail storefront comes equipt with workstations, a private office, breakroom area, and additional workshop space.



PROPERTY GALLERY



The vacant residence provides for an easy commute to D.C., access to walking trails, shops, restaurants and entertainment.



ZONING SUMMARY

Legacy Mixed-Use Town Center

LMUTC

Development within the LMUTC zone shall remain in-line with the applicable Mixed-Use Town Center (MUTC) Development Plan.

Permitted Uses:

Offices:

- Bank, savings and loan association, or other savings or lending institutions

Services:

- Barber or beauty shop
- Retail dry cleaning store or plant
- Department or variety store
- Pet grooming shop
- Drug store
- Sporting goods shop

Residential, Single Family

RSF-65

Facilitate the planning of higher density single-family residential developments with small lots and dwellings of various sized and styles.

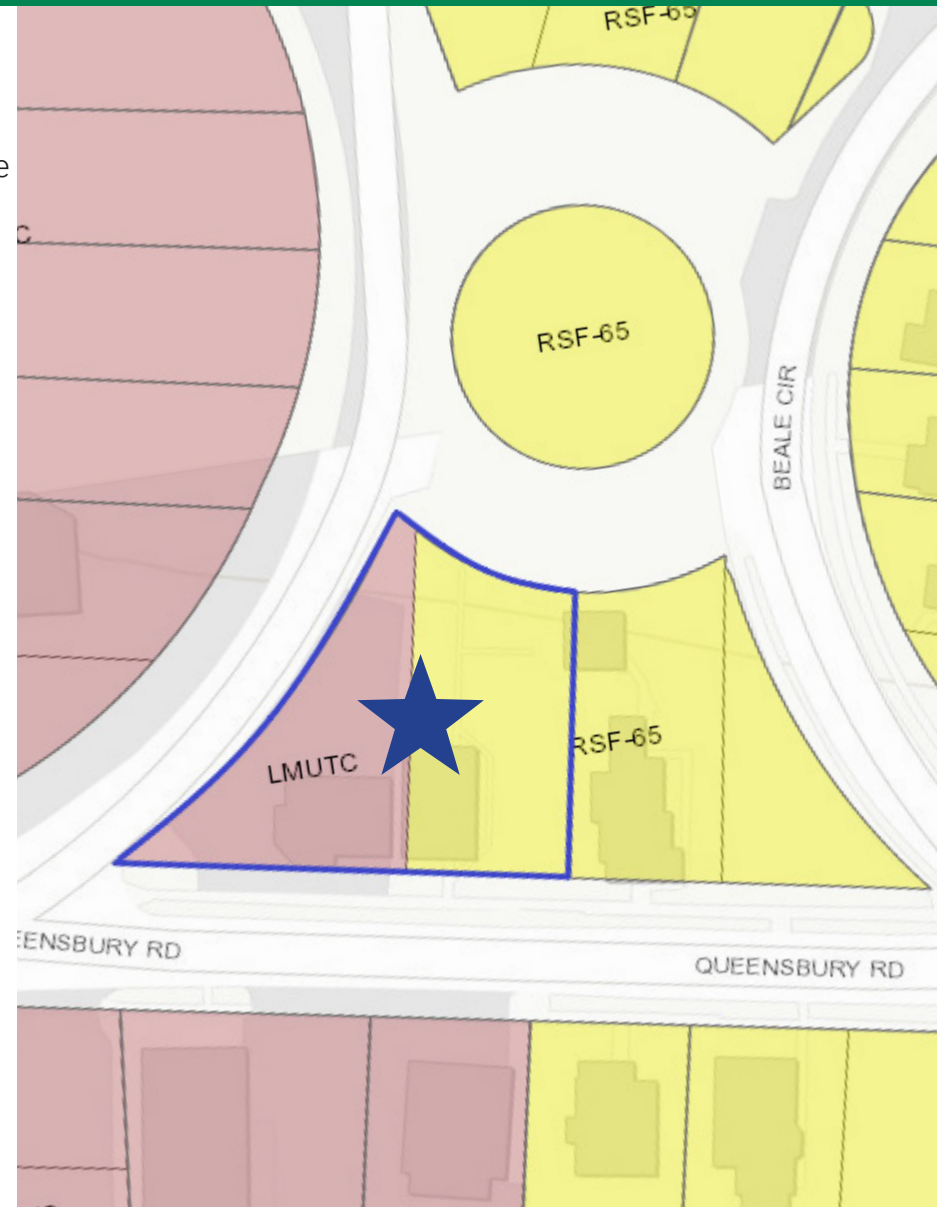
Permitted Uses:

Residential

- Artists' residential studio
- Assisted living facility (≤ 8 elderly or handicapped residents)

Commercial

- Art gallery
- Catering or food processing for off-site consumption



TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Boundary survey
- Zoning information

Letters of Intent format preferred for initial offer

- Terms: Closing subject to buyer inspections
- Price: One Million Twelve Thousand Dollars (\$1,012,000)
- Deposit: Non-refundable subject to study period
- Feasibility Period: No longer than 60 days
- Condition: As-is, Where-is
- Prospective buyers to schedule weekend showings with HOGAN
- **Do not disturb current business operation**



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.