

FOR SALE

Prince George's County, MD

OMNI PROFESSIONAL BUILDING

4000 MITCHELLVILLE ROAD | BOWIE, MARYLAND 20716

AVAILABLE

Unit A200: 2,040 sf

SALE PRICE

\$429,000.00 - **Recently Reduced**

FEES

2016 Condo Fee: \$678/month

RE Taxes: \$7,500/year

ZONING

Commercial Office

OCCUPANCY

Immediate

NEARBY AMENITIES

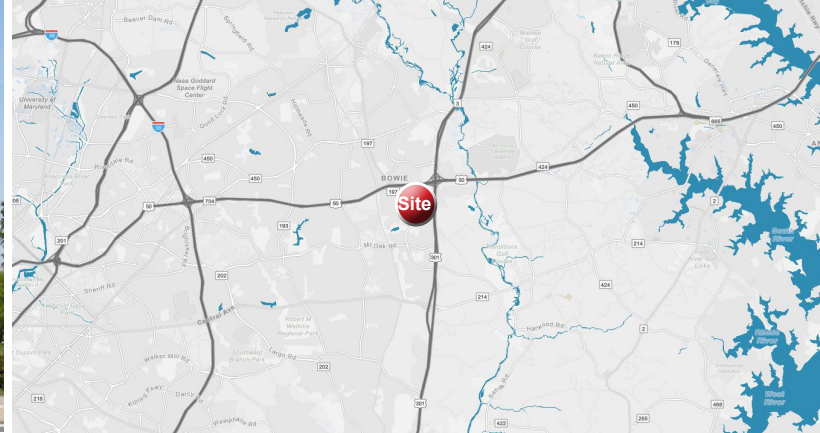
Dining, Retail, Banking

HIGHLIGHTS

- ▶ Fantastic 2nd floor entrance with lobby exposure
- ▶ Significant walk-in business
- ▶ New AC units and handler
- ▶ New door signs, carpet, paint and wallpaper in common areas budgeted for 2017
- ▶ New computerized digital building directory
- ▶ Fios for connectivity
- ▶ Former dental practice



5% CO-BROKERAGE FEE FOR A SALE THAT CLOSES ON OR BEFORE AUGUST 1, 2017

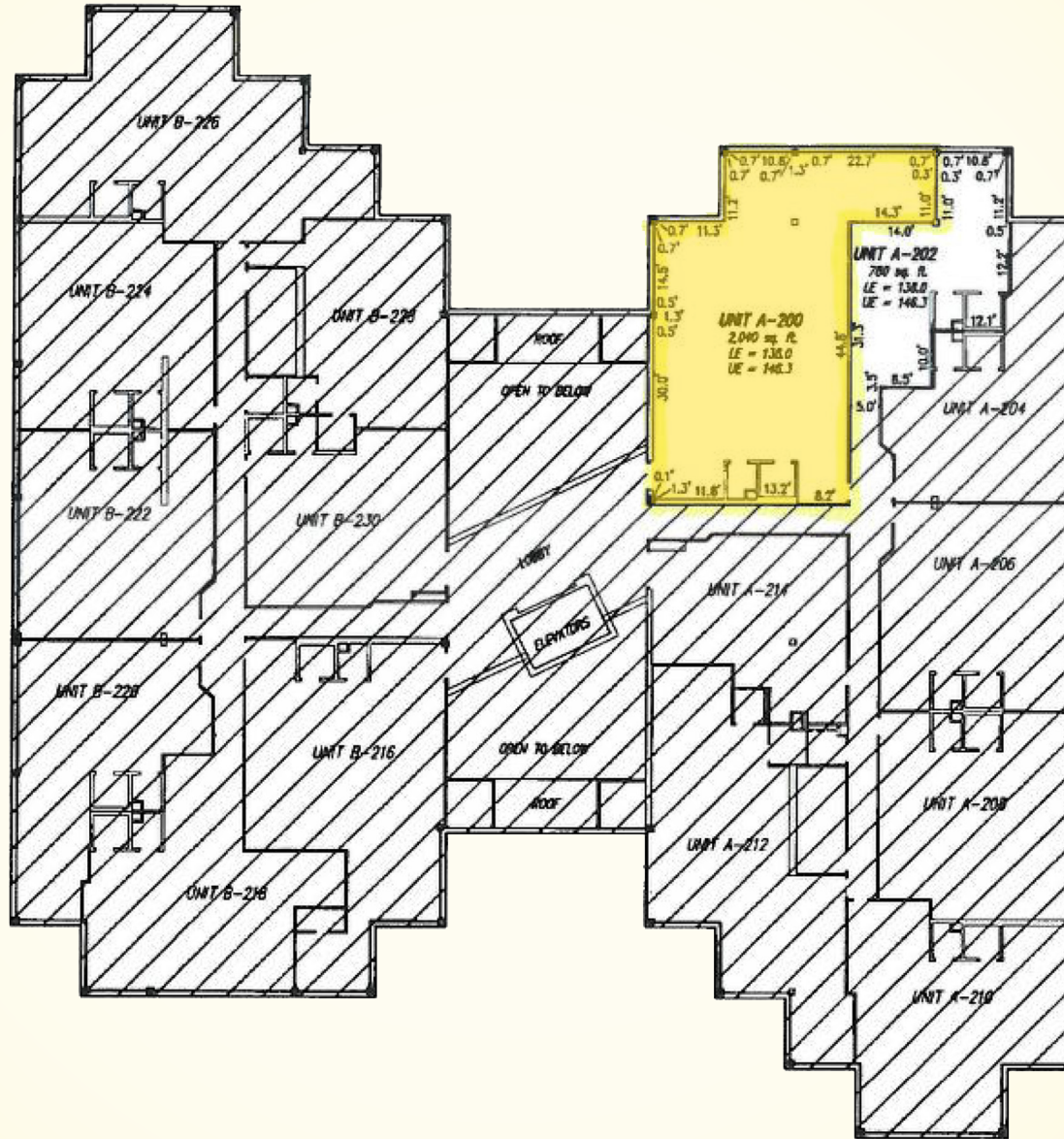


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FLOOR PLAN

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INTERIOR PHOTOS

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SUITE GLASSLINE FACING LOBBY AND ATRIUM



SUITE ENTRANCE



VIEW FROM SUITE ENTRANCE TO LOBBY



RECEPTION AREA AND CHECK-IN DESK



NEW ELECTRONIC DIRECTORY