



# Land & Commercial Real Estate Digest

LEO BRUSO, SIOR President

*"Experience Over 38 Years of Knowledge, Excellence and Expertise"*

## CHECK OUT THESE NEW GREAT OFFICE SPACE FOR SALE OR LEASE!



**Marlboro Lake Side Condos!**  
14412 & 14414  
Upper Marlboro, MD  
**Asking Price: \$140,000 & \$145,000**

Condos both 1,043 SF, second level. For sale separate or sold together. Ample parking. Walking distance County Administration Building (CAB) & walkable to downtown Upper Marlboro and Prince George's Courthouse. Convenient to travel Rtes. (Route 301, 202, 4).

[Click Here - 14412 Old Mill Rd](#)  
[Click Here - 14414 Old Mill Rd](#)



**Half Ac. Commercial Misc**  
**Clinton, MD**  
**Asking Price: \$550,000**

House to use as Rental and Separate Attached Office addition! 6 Vehicle Detached Garage & 2 Storage Sheds. Fenced Yard with Extra Wide Gate and Paved Parking. Vehicle and Contractor uses allowed. Has 3 phase 200 AMP electrical service. Half Acre ±. Convenient Freeway access to Route 5 & Washington Beltway (I495/95).

[Click Here](#)



**Office Building w/ Parking**  
**Upper Marlboro, MD**  
**Asking Price: \$595,000**

High Visibility! Office building with lower suite adjacent to court house with 17 free parking spaces. 9 Offices on Street Level & 4 Offices Lower Level. Zoned CSC - Office & Retail use. One Suite currently vacant adjacent to Parking Lot. Located on busy Main Street in Upper Marlboro. Prince George's Court House walking Distance!

[Click Here](#)

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**Office Condominium:**  
1001 Prince George's Blvd.

**RE Land:**  
17701 Horsehead Rd

**LISTED & UNDER CONTRACT:**  
CSC Land, 4508 Wheeler Rd

Check Out Our Listings:  
[www.LandCommercial.comListings.html](http://www.LandCommercial.comListings.html)

### THINKING ABOUT BUYING OR SELLING?

Let Over 38 Years of Experience Help You!

Land & Commercial offers assistance in the purchase and sale of Industrial, Commercial and Residential Land Sales • Building Sites, Farms and Waterfront Properties • Churches and Sites • Subdivision Lots • We also provide services for Property Tax Appeals • Offsite Tree Mitigation Easements Available.

**JUST LISTED...** *click the pictures to view Listing Information!*



**10229 Roland Lane  
Fort Washington, MD  
Asking Price: \$85,000**

- Approx. 1/2 Acre
- Ready for bldg permits
- Level, cleared site with gentle slope to rear
- Water & Sewer taps installed
- 81 ft at the Street
- Convenient to travel routes, National Harbor Convention Complex



**10206 Sunset View  
Fort Washington, MD  
Asking Price: \$85,000**

- .66 ac
- Cleared, Level Site with Water & Sewer
- 93 ft at the Street
- Walk to Metro Stop
- Convenient to travel routes & the National Harbor Convention/Resort Complex



**6106 Wesson Drive  
Camp Springs, MD  
Asking Price: \$70,000**

- Permits are Ready!
- Private lot on quiet road.
- NO HOA Fees.
- Public Water & Sewer available.
- All Utilities available.
- Conveniently located close to I95/495.



**6100 Wesson Drive  
Camp Springs, MD  
Asking Price: \$60,000**

- .47 Ac
- Private, wooded lot on quiet street.
- Surrounded by 37 ac Woodland Preserve.
- Water & Sewer available.
- No HOA fees.
- Conveniently located close to I95/495.

**Office Building, Clinton, MD**

**Asking Price Reduced! \$1,550,000**

12,292 SF w/ high traffic. Near JB Andrews.



[Click For More Information](#)

**Industrial Land, Upper Marlboro, MD**

**Asking Price Reduced: \$1,600,000**

Site cleared & Graded! Permit Ready to Build!



[Click For More Information](#)

**Old Branch Crossing Shopping Center - Camp Springs, MD**

**THINK OF THE POSSIBILITIES...**

**Art Center, Religious Facility, Professional Offices, Distribution Center, Health & Fitness Center!**

91,910 s.f. Center. THREE levels! Built 1990. New roof in 2008. At Allentown Rd & Rt 5, one traffic light from Rt. 495. Second floor—Two Stories High! Ground level entrance, approx. 41,400 s.f. available for lease. Third Floor approx. 12,260 s.f.. Future expansion of third floor (approx 7,716 s.f.) would be **perfect for choir loft!** Third floor office space (4,450 s.f.) for lease. Long term tenants in place! [CLICK FOR MORE INFORMATION](#)



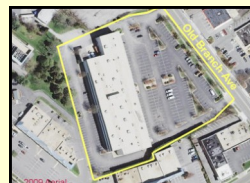
FRONT VIEW Shows Well!



2ND FLR-41,400 S.F. Vacant Now!



2ND FLR-Loading Docks and Entrance



Aerial—AMPLE Parking!



2ND FLR-Covered Ground Entryway





## NEED OFFICE SPACE? WE HAVE OFFICE SPACE FOR YOU!!



◀ 3 BUILDINGS ZONED CSC Offices Allowed. Mo. to Mo. Leases in Place! Walk to Court-house/Dining. Convert to lawyer's complex on Main Street!



◀ 2,218 SF OFC CONDO, Clinton **REDUCED!** FOR SALE w/\$5K Closing Help! Two Open Ground Level Units! OR LEASE TO PURCHASE No taxes or condo fees for 2 years! OR LEASE NNN!

## OFFICE SPACE FOR LEASE!!



◀ Lower Level 981 SF Office Condo \$1,200 per month. Walking distance County Admin Building (CAB) & walkable to downtown Upper Marlboro and Prince George's Courthouse.



◀ Lease with Option to Purchase in Clinton! No Taxes and Condo fee with Lease to Purchase Option only! Ground Level Professional Office Condos Units D103 & D104. Zoned CM. Combined office space 2,128 s.f..

**CAPITAL TAX GAIN COSTS WILL INCREASE IN 2011 BY 60% OWNERS MUST SELL THIS YEAR ...**  
*"NO REASONABLE OFFER REFUSED!"*

**"CALL US TODAY TO HELP YOU GET STARTED IN THE RIGHT DIRECTION!"**

Carrie Shearer

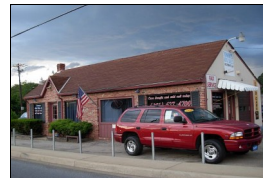
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## LOOKING FOR AUTO LOTS OR GARAGES! SEE OUR INVENTORY BELOW...



◀ AUTO BODY - AAFB - FIVE+ bays, 8000+ s.f.! .43 Ac. Equipment and Business for Sale. Bldg approx. 72' x 112'. Owner financing! Adjacent storage lot



◀ AUTO SALES LOT, Upper Marlboro Stop Light Corner! Bldg 1,032 s.f. Zoned CM. Two offices. Ample parking! Car showroom! Approx. .72 Acres. High Visibility!



◀ AUTO SERVICE, BUSINESS & REAL ESTATE - Suitland 3 Bays w/Office 1,824 s.f., includes equipment. Fenced lot. Zoned CM. Enterprise Tax Zone Credits!



◀ BODY SHOP ON RT. 301, Upper Marlboro 5988 s.f. w/ofc. Fenced storage yard. Zoned CM. Equipment available. ADT: 50,742 Adjacent rented bldg for sale.

**CALL FOR MORE INFORMATION ON THESE SAMPLE LISTINGS OF OUR INVENTORY!**

**GO GREEN! EMAIL US WITH CURRENT EMAIL ADDRESS TO: [MaryDoyon@LandCommercial.com](mailto:MaryDoyon@LandCommercial.com)**

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ADDRESS SERVICE REQUESTED



Everyone must take time to sit  
& watch the leaves change!

-Elizabeth Lawrence

ATTENTION: Land & Commercial has  
gone GREEN!! Do your part by sending  
us your email address to:

[MaryDoyon@LandCommercial.com](mailto:MaryDoyon@LandCommercial.com)



## DIDN'T SEE WHAT YOU WERE LOOKING FOR? CHECK THESE OUT!

### RECREATIONAL/HUNTING



#### Vacation on Your Own Property!

- 1.7 Acre, Coltons Point
- 8 Acres Surrounded by 58 Acres to North & 70 Acres to the East, all agriculturally assessed!
- 33 Acres Adjacent to Cedarville State Forest!
- 63+ Wooded Ac, Level Land!
- 4 Acres. Bldg Permit. Adjacent to Cedarville State Park. Buy now!
- 78 Acres Near Mayoane Reserve adjacent to Preserved 170 Acres!

### BUILDERS/DEVELOPERS



**Subdivision Lots** for sale at great prices! Recorded lots—some fully engineered, some with graded house pad sites, and many one acre finished sites with water, sewer and gas.

Owners Need to Sell and Settle This Year to Beat Capital Tax Gain Cost Increases in 2011 by 60%!

Many Individual Residential Lots for sale ranging from 1/2 acre lots to 45+ acre estate lots! Pricing from \$60,000 to \$295,000!

### RELIGIOUS FACILITY SITES!



#### Large and Small, We've Got Them All!

- 2+ Missouri Ave, Brandywine
- 8+ Acres, Open Level, Clinton
- 5 Acres ready, Upper Marlboro
- 11+ Acres, Upper Marlboro
- 20.99 Acres, Fort Washington
- 70+ Acres, Brandywine

Did you know you can build a religious facility on residential sites that are 2+ acres in Prince George's County?

