

11 Arch Place

Gaithersburg, MD 20878



LONG & FOSTER
REAL ESTATE

COMMERCIAL DIVISION

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OFFERING SUMMARY

Sale Price: \$485,000

Building Size: 1,334

Date Available: Immediately

Access Points: Quince Orchard
Rd

Price / SF: \$363.57

PROPERTY OVERVIEW

Beautifully built wine bar and cafe with high end finishes and a retail beer and wine license. Casual dining area, nice kitchen, lots of equipment and furniture. Very well maintained building. Currently no exhaust system in place but venting is possible.

PROPERTY HIGHLIGHTS

- Perfect Opportunity for a Cafe user to build equity while running their business or purchase and lease for stable income. Local area's average rental rate for retail is \$27/SF NNN. At list price, this property would generate \$36,018/yr in rental income or produce a 7.4% return per year.
- \$175,000 was put into the initial renovation

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Left Image:

Second Generation restaurant with Alcohol and Food permits. Can be used for any type of retail concept

Left Bottom Image:

Retail space is in a mixed use housing community with over 800 residents.

Right Bottom Image:

Turn key restaurant space with high end finishes and custom mill work throughout.



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