

# TriAlliance

## OFFICE/MEDICAL CONDOMINIUMS OFFERED FOR SALE

User/Investor/Executive Suites opportunity

<b>PROPERTY IDENTIFICATION:</b>	Dorsey Hall Professional Park
<b>ADDRESS:</b>	<b><i>5022 Dorsey Hall Dr., St 201, Ellicott City, MD 21042</i></b>
<b>AVAILABLE 2nd floor suite:</b>	1100 SF includes reception, 4 private offices & 1 restroom with Suite entry signage
<b>PURCHASE PRICE:</b>	<b><u>Price Reduced:</u> <del>\$250,000</del> \$240,000</b>
<b>2017/2018 HOWARD CO RE TAXES &amp; CA</b>	<b>RE Tax</b> \$3,300/yr <b>CA Tax</b> \$700/yr
<b>CONDOMINIUM FEE:</b>	\$235/month
<b>OCCUPANCY:</b>	Vacant
<b>ZONING:</b>	POR – which is Howard County’s designation for Planned Office Research permitting a wide range of office and medical uses.
<b>PARKING:</b>	Free & unreserved in front of the premises
<b>EXTERIOR CONSTRUCTION:</b>	Brick
<b>UTILITY SERVICE:</b>	Public water, public sewer, electric and telephone serve the property
<b>HVAC:</b>	<b><i>New</i></b> split system heat pumps servicing unit
<b>YEAR BUILT:</b>	1980
<b>PRO FORMA:</b>	Assume an 80/20 LTV with \$48,000 equity down, a loan for \$192,000 with a 25 year amortization @ 5% interest = \$1,117.80 monthly or \$13,413 per year fixed (\$12.20 rsf) plus expenses
<b>BUSINESS HOURS:</b>	24-hour direct-entry access
<b>AMMENITIES:</b>	<ul style="list-style-type: none"><li>•Walking distance to shopping and restaurants in the Dorsey’s Search Village Center</li><li>• Close proximity to Centennial Park, Fairway Hills Golf Course, Columbia Mall and Rts 108, 29, 100 and 175</li></ul>

### FOR ADDITIONAL INFORMATION CONTACT:

TriAlliance Commercial Real Estate Services  
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All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

913 Ridgebrook Road, Suite 100, Sparks, MD 21152 ▲ Tel: 410-472-3510 ▲ Fax: 410-472-3514 ▲ [www.trialliance.com](http://www.trialliance.com)

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