

TriAlliance

OFFICE/MEDICAL CONDOMINIUMS OFFERED FOR SALE

User/Investor/Executive Suites opportunity

PROPERTY IDENTIFICATION:	Dorsey Hall Professional Park
ADDRESS:	<i>5054 Dorsey Hall Dr., Suites 104 & 105 Ellicott City, MD 21042</i>
AVAILABLE Two 1st fl Suites:	Unit 104 1182sf (Corner Suite) Unit 105 1182sf Contiguous suites sold separately or combined
PURCHASE PRICE:	Suite 104 \$264,900 Suite 105 \$264,900
2017/2018 HOWARD CO TAXES	Suite 104 \$3,278/yr CA Tax \$783/yr Suite 105 \$3,212/yr CA Tax \$694/yr
CONDOMINIUM FEE:	\$235/month per suite
ZONING:	POR – which is Howard County’s designation for Planned Office Research permitting a wide range of office and medical uses.
PARKING:	Free & unreserved in front of the premises
EXTERIOR CONSTRUCTION:	Brick
UTILITY SERVICE:	Public water, public sewer, electric and telephone serve the property
HVAC:	Split system heat pumps service the units
YEAR BUILT:	1980
BUSINESS HOURS:	24-hour direct-entry access
AMMENITIES:	•Close proximity to Centennial Park, Columbia Mall and Rts 108, 29, 100 and 175

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

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