

LISTING BROKER

Hooper & Associates

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PROPERTY

3271 Old Washington Road

Waldorf, Maryland 20602

3271 & 3273 OLD WASHINGTON ROAD

8,928 SF +/- INDUSTRIAL FLEX BUILDING





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Hooper & Associates in compliance with all applicable fair housing and equal opportunity laws.

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Please consult Hooper & Associates for more details.

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PROPERTY INFORMATION

OFFERING SUMMARY

Sale Price	\$990,000.00
Number of Units	4 Rental Units (Currently)

****POSSIBILITY: Rear Warehouse Could be Demised into Smaller Warehouse Units: 2 Retail/Storefront Units & 3 Warehouse Units (Based on Existing Drive-In Doors) ****

Lot Size	21,780 SF +/-
Year Built	1950
Price Per SF	\$110.89
Zoning	CB (Central Business)

PROPERTY HIGHLIGHTS

- Road Frontage: 100 LF +/- along Old Washington Road
- Four (4) Rental Units: Two (2) 1,600 SF +/- Units, 5,130 SF +/- Warehouse Unit w/ Mezzanine & 598 SF +/- Warehouse Unit
- AADT (According to MD State Highway): 8,661 on Old Washington Road
- Sale subject to existing leases , if in place at time of offer and/or executed contract, unless otherwise negotiated between the parties.
- NEW ROOF on Storefront Section of Building
- Mold Remediation in front storefront being completed by Owner prior to settlement.

UTILITIES AVAILABLE

Electric	SMECO
Water	Charles County
Sewer	Charles County
Telephone/Cable/Internet	Verizon & Comcast

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Section 3

06

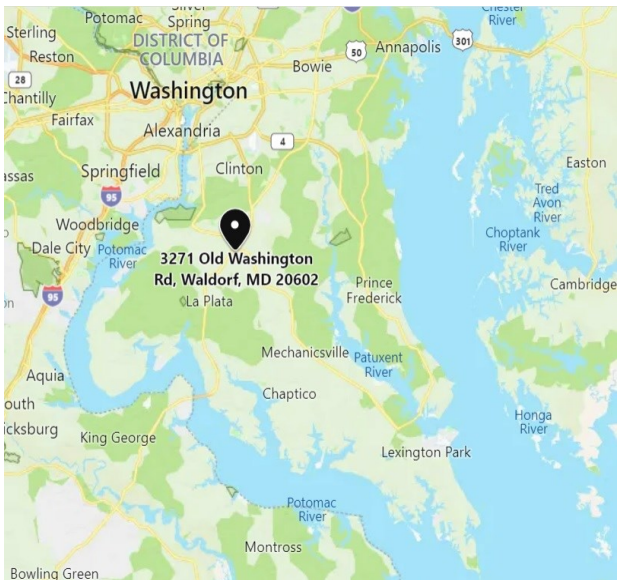
LOCATION & NEIGHBORHOOD INFORMATION

LOCATION OVERVIEW

- Property is located in the Heart of Waldorf with direct access to US Route 301 (Crain Highway) and Leonardtown Road (MD Route 5) afforded via Old Washington Road (MD Route 925).
- Road Frontage: 100 LF +/- along Old Washington Road
- Site is located approximately 27 miles from Washington, DC; 27 miles from Dahlgren, VA and 39 miles from Lexington Park



REGIONAL MAP



LOCATION MAPS



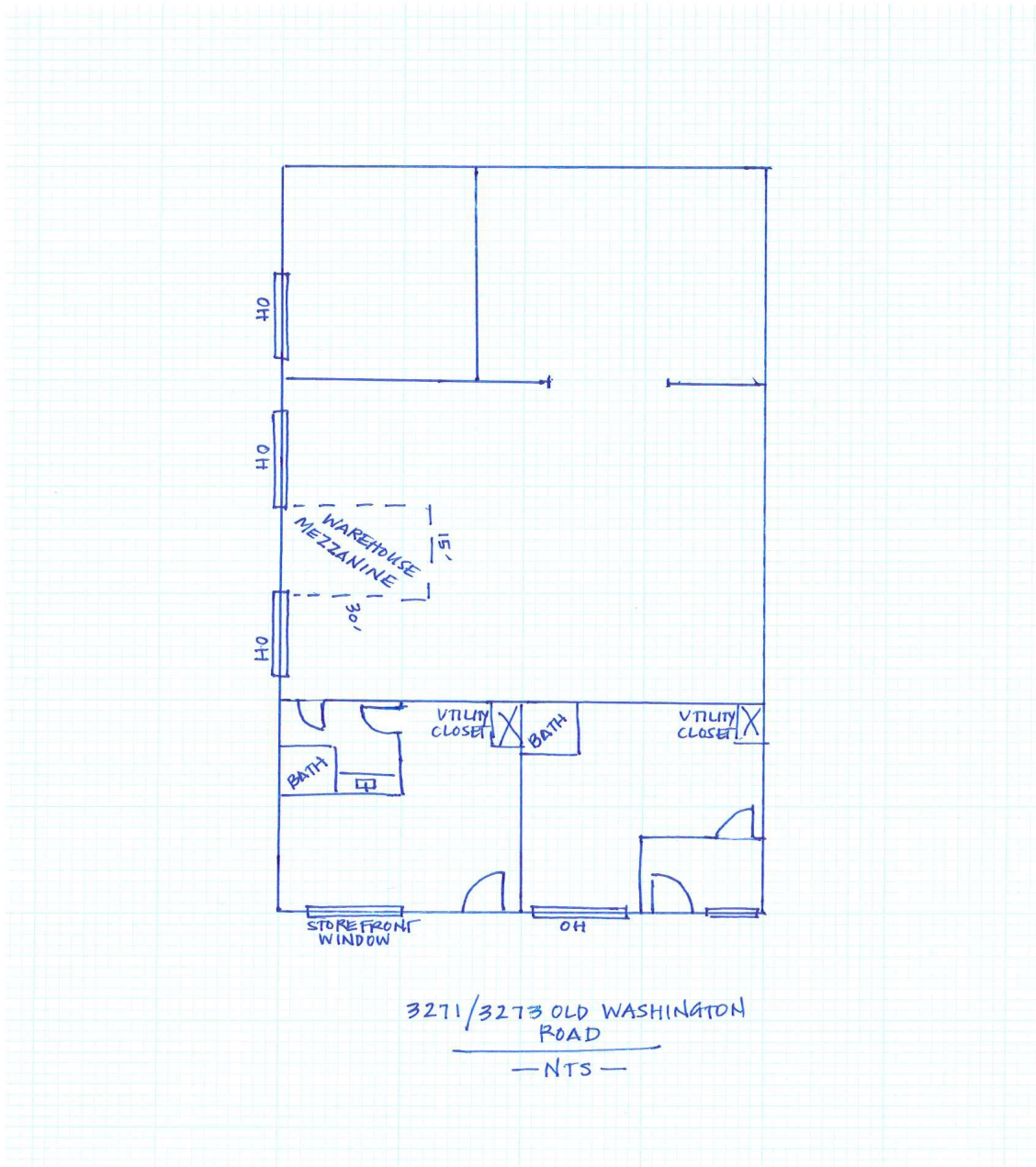
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Section 4

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FLOOR PLAN



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Section 5

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POTENTIAL RENT ROLL

UNIT	UNIT TYPE	UNIT SIZE	POTENTIAL RENT
3271 Old Washington Road	Store Front/ Flex	1,600 SF +/-	CURRENT LEASE: \$1,500.00 / MONTH*
3273 Old Washington Road	Store Front/ Flex	1,600 SF +/-	\$1,800.00 / MONTH
3273 Old Washington Road #B	Warehouse	5,130 SF +/-	\$3,800.00 / MONTH
3273 Old Washington Road #C	Warehouse	598 SF +/-	\$700.00 / MONTH
		ESTIMATED	\$7,800.00
		MONTHLY RENT	

*Current lease on 3271 Old Washington Road expires August 31, 2021.

PROPOSED RENTS FOR 3273 OLD WASHINGTON ROAD INCLUDE ELECTRICITY , WATER & SEWER. TENANTS WILL BE RESPONSIBLE FOR OIL, CABLE, INTERNET, PHONE & TRASH.

Section 6

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REAL ESTATE ASSEMENT & TAXES

Real Property Data Search

Search Result for CHARLES COUNTY


View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 055184		
Owner Information		
Owner Name:	SOUTHERN MD NOVELTY CO	Use: COMMERCIAL
Mailing Address:	3283 OLD WASHINGTON RD WALDORF MD 20602-3202	Principal Residence: NO
		Deed Reference: /00165/ 00328
Location & Structure Information		
Premises Address:	3271 OLD WASHINGTON RD WALDORF 20602-0000	Legal Description: .50 AC ON RT 925
Map:	Grid:	Parcel:
0015	0003	0247
Neighborhood:	Subdivision:	Section:
10000.09	0000	
Block:	Lot:	Assessment Year:
		2022
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1950	8,928 SF	
Property Land Area	County Use	
21,780 SF		
Stories	Basement	Type
		OFFICE BUILDING /
Exterior	Quality	Full/Half Bath
	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2022
Land:	235,500	235,500
Improvements	510,100	717,700
Total:	745,600	953,200
Phase-in Assessments		As of
		07/01/2021
		As of
		07/01/2022
Preferential Land:	0	0
		745,600
		814,800
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2021
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
	Date:	

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Section 6

REAL ESTATE ASSEMENT & TAXES



Property Tax Account Inquiry

Jan 31,
2022

Owner Name:	SOUTHERN MD NOVELTY CO
Property Number:	06055184
Mailing Address:	SOUTHERN MD NOVELTY CO 3283 OLD WASHINGTON RD WALDORF MD 20602-3202
Premise Address:	3271 OLD WASHINGTON
Total Due:	0.00 (see notice below)

[Legal Description](#) [Search Again](#)

If this is the principal residence, an option to pay in two (2) installments is available.
This option includes a service charge in the Total Due amount above.
If paying in two (2) installments, please click on the specific tax year below for installment amounts.

If paying in full, please use the Amount Due below.
If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.

Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due
2021	0100	0111	210013962	10065.63	0.00	10064.55	0.00
2020	0100	0111	200013749	8670.37	0.00	8651.39	0.00
2019	0100	0111	190013533	7497.21	0.00	7473.94	0.00
2018	0100	0111	180013399	6064.13	0.00	6054.77	0.00
2017	0100	0111	170013270	6055.28	0.00	6048.77	0.00
2016	0100	0111	160013121	6033.60	0.00	6030.77	0.00
2015	0100	0111	150013051	6334.07	0.00	6333.17	0.00
2014	0100	0111	140012972	6332.07	0.00	6331.17	0.00
2013	0100	0111	130012997	6323.07	0.00	6322.17	0.00
2012	0100	0111	120013046	6189.18	0.00	6188.30	0.00
2011	0100	0111	110012948	5847.29	0.00	5845.35	0.00
2010	0100	0100	101008255	5575.87	0.00	5575.87	0.00
2009	0100	0100	091008081	5496.96	0.00	5496.96	0.00
2008	0100	0100	081007686	4989.87	0.00	4989.87	0.00
2007	0100	0100	071007520	4485.77	0.00	4485.77	0.00
2006	0100	0100	061007198	3981.66	0.00	3981.66	0.00
2005	0100	0100	051007359	3964.85	0.00	3964.85	0.00
2004	0100	0100	041007416	3884.10	0.00	3884.10	0.00
2003	0100	0100	031007494	3774.93	0.00	3774.93	0.00
2002	0100	0100	021007488	3464.28	0.00	3464.28	0.00
2001	0100	0100	011007498	3296.63	0.00	3296.63	0.00
2000	0100	0100	001007453	3077.25	0.00	3077.25	0.00
1999	0100	0100	991007388	3077.25	0.00	3077.25	0.00
1998	0100	0100	981007397	3025.55	0.00	3025.55	0.00
1997	0100	0100	971007377	3137.39	0.00	3137.39	0.00
1996	0100	0100	961007287	3134.39	0.00	3134.39	0.00
1995	0100	0100	950016480	3134.39	0.00	3134.39	0.00
1994	0100	0100	940016161	3186.65	0.00	3186.65	0.00
1993	0100	0100	930015985	3013.85	0.00	3013.85	0.00

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