

FOR SALE / LEASE
8711 Belair Road
Nottingham, MD 21236



Property Features

- ~7,200 square foot building
- Zoned Community Business (CB)
- ~35,000 average daily traffic count
- Across from Perry Hall Crossing with convenient access from Silver Spring Rd
- Offered for sale at \$1,825,000
- Built in 2006
- ~One-half (.51) acre lot
- ~125' frontage on Belair Rd
- ~21 dedicated parking spaces
- Suggested for retail business, restaurants, shops & offices
- Offered for rent at \$11,750/month

John Burgess Group
(301) 476-7700

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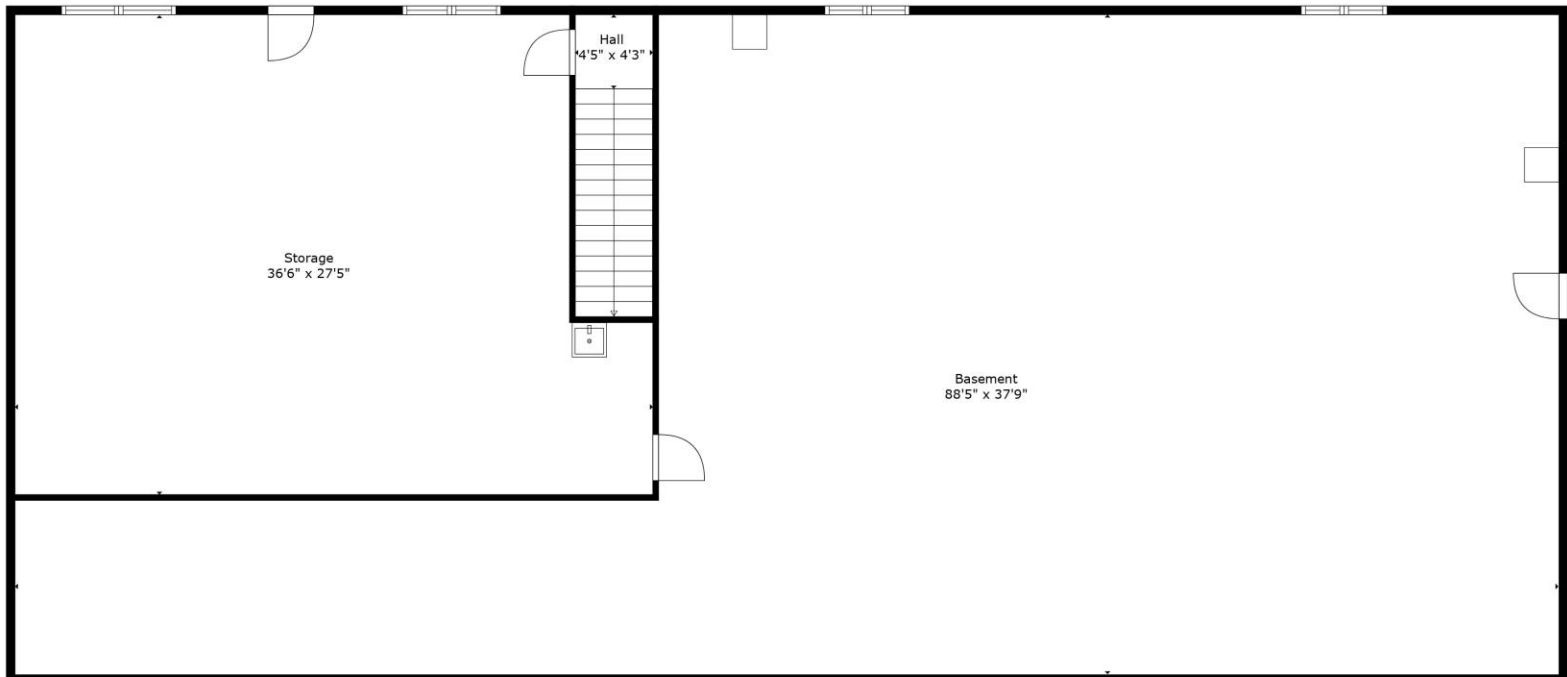
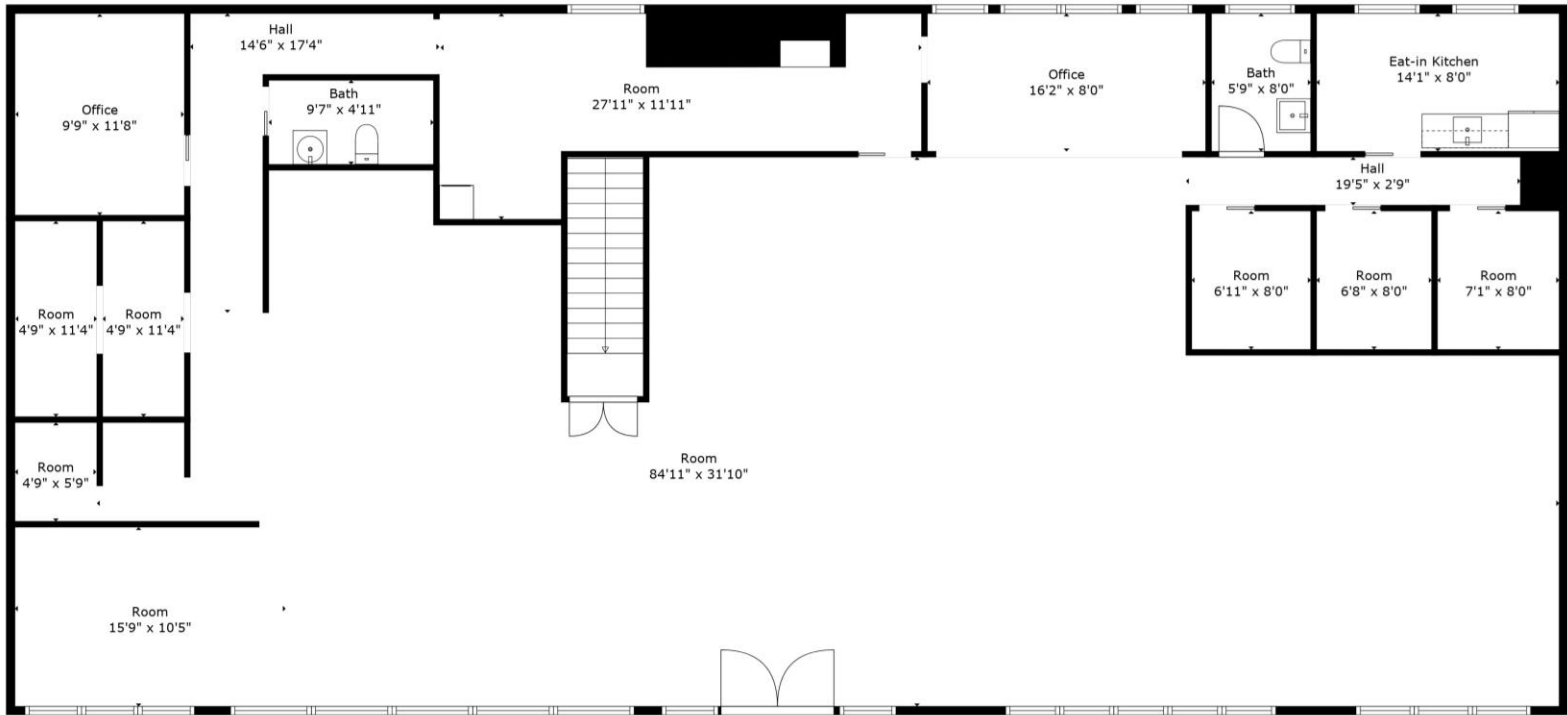
3919 National Drive, Suite 310
Burtonsville, MD 20866

If you have a brokerage relationship with another agency, this is not intended as a solicitation.
All information deemed reliable but not guaranteed.



FLOOR PLAN

8711 Belair Road



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

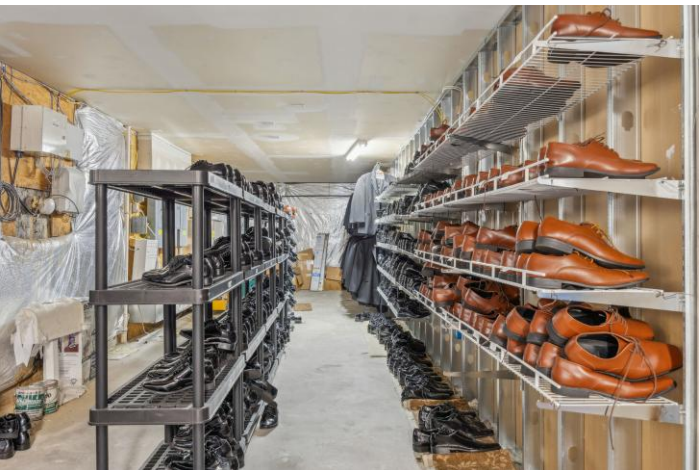
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This commercial retail building features an asphalt shingle roof and stucco siding with maintenance-free aluminum wrap and offers 3,600 square feet of prime retail space on the main level. Bathed in natural light through its oversized vinyl double-pane windows, the showroom features soaring cathedral ceilings, sparkling chandeliers and recessed lighting, creating an inviting and elegant atmosphere. Effortless elegance is further enhanced by synthetic hardwood floors and plush carpeting throughout. The space is thoughtfully equipped with three spacious changing rooms, a well-appointed kitchen/break room, two half-baths, sound system and a dedicated office, providing all the necessary amenities for your business to flourish.



The lower level includes approximately 3,600 square feet of semi-finished space offering incredible flexibility for a variety of businesses. Features include rear and side exits, a durable slab floor (poured concrete), a designated storage area, two tankless gas hot water heaters for ample hot water supply and efficient heating with three zoned systems (two gas & one electric). Bright overhead fluorescent lighting illuminates the space.



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property disclosures.



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take a Virtual Tour.