

ATTRACTIVE & REDUCED PRICING FOR SALE OR LEASE UNIQUE SINGLE STORY RETAIL BUILDING 5630 NORTH BROADWAY



SPECIFICATIONS:

New Sale Price:	\$650,000 \$715,000
Reduced Net Rental Rate:	\$11.00 \$20.00 PSF
Building & Land Size:	± 4,600 SF

LOCAL NEIGHBORS:



ATTRIBUTES:

- Rare find - single tenant / single story urban building
- Unique, clear space, column free space with high ceilings
- Value add opportunity - B1-3 zoning which allows for increased density
- Steps from the Bryn Mawr red line stop
- Tremendous signage / branding opportunity on busy Broadway
- Prime location in the heart of rapidly growing Edgewater
- Overhead garage doors in the front and rear of the building
- Flexible lease options - contact broker for details



Noah O'Neill
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RN Realty LLC

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FOR SALE OR LEASE UNIQUE SINGLE STORY RETAIL BUILDING MARKET AERIAL



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INTERIOR PHOTOS



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