

# Commercial Space for sale at: The Kenwood Condominium 5101 River Rd, Bethesda, MD



**5101 River Rd  
Bethesda, MD 20816**

## Property Details:

- Pricing: **Call for details**
- 1,774 square feet \*
- **Commercial Condo Unit**
- Less than a mile to DC line (2 miles to Tenleytown – AU Metro station)
- 7 parking spaces available (4 garage, 3 exterior surface) separately deeded
- Walking distance to WholeFoods, 7-Eleven, Starbucks, gas station, Citibank and Bank of America.
- Condo Fee: \$1,045/mo (+ 4 prkg spaces @ \$58/mo + 3 spaces @ \$23/mo) (covers gas, water, electric)
- Ideal for professional office user: physical therapist, lawyer, medical accountant, etc.
- 10\*10 storage space & Verizon CAT 5

This unique commercial condo unit is located on the first floor of The Kenwood, a residential condominium conveniently located in Bethesda, MD. The unit has historically been occupied by professional office users. The Kenwood has had a large capital improvement project that includes a major renovation to the structured garage parking on all levels as well as a common area renovation in the interior. This project is scheduled to be completed in the 2<sup>nd</sup> Quarter of 2014. The unit has 7 parking spaces available and is minutes from Washington, DC and the Capital Beltway (495). This is a great opportunity for a professional office user looking to own their property or an investor looking for a small investment. The Kenwood also offers the owner with several amenities including: renovated gym, outdoor pool, gardens, concierge services through the front desk, security, and more.



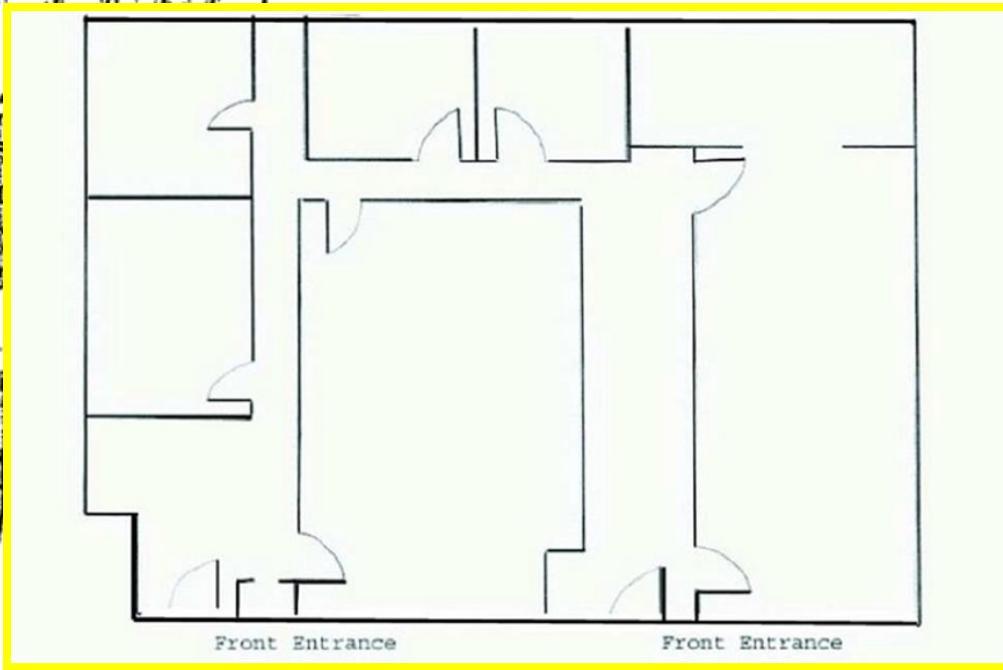
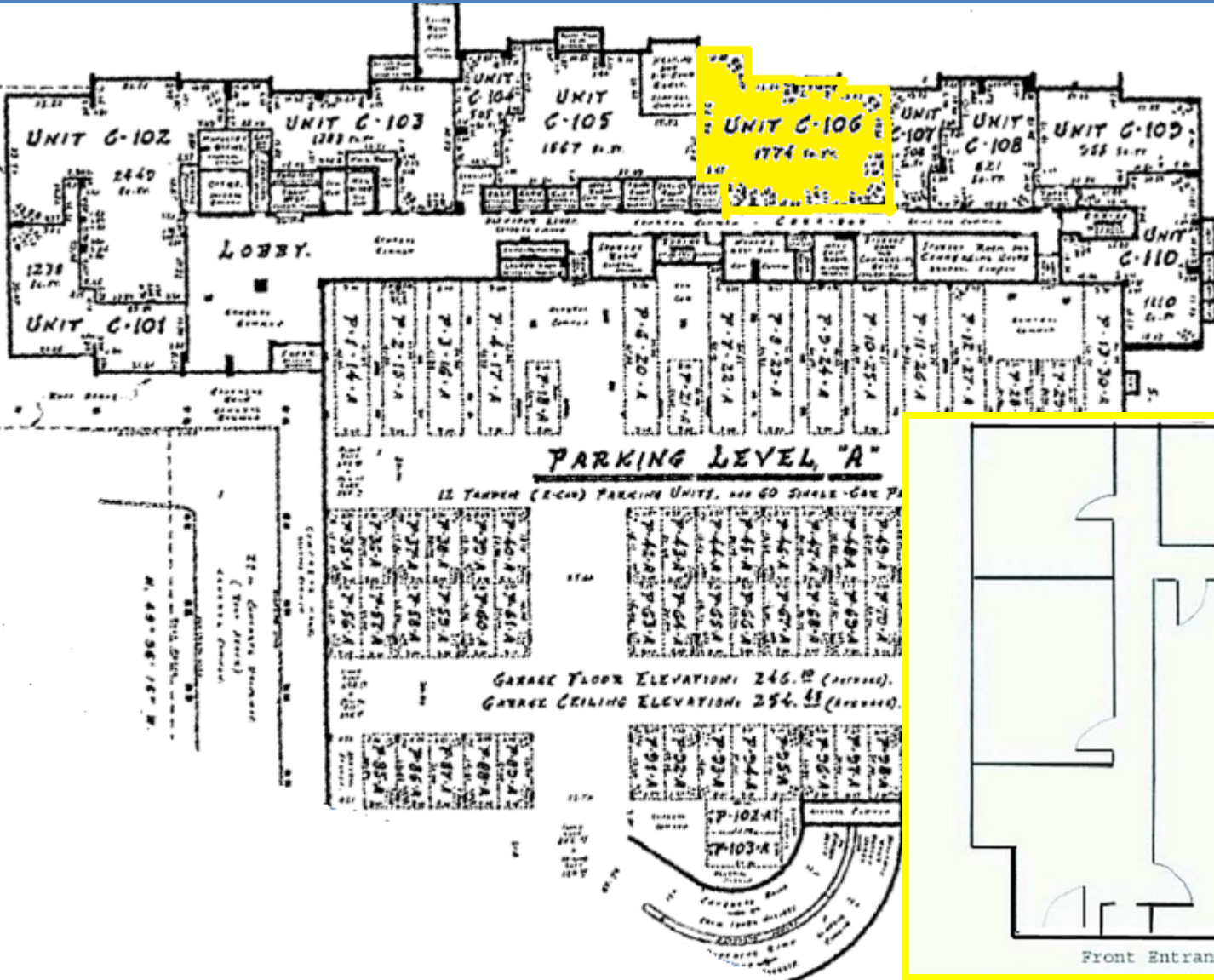
Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.

**Andrew D. O'Neill, Principal**  
[andrew@orallc.com](mailto:andrew@orallc.com)  
ofc. (202) 741-9405  
cell (301) 801-1166  
[www.orallc.com](http://www.orallc.com)

### Nearby Amenities



Space Plan



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.

Andrew D. O'Neill, *Principal*  
[andrew@orallc.com](mailto:andrew@orallc.com)  
 ofc. (202) 741-9405 cell (301) 801-1166  
[www.orallc.com](http://www.orallc.com)