

Auto Dealership Property For Sale

For More Information Call:

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301-937-2188



Hobbs Associates, Inc.
Commercial/Industrial Real Estate

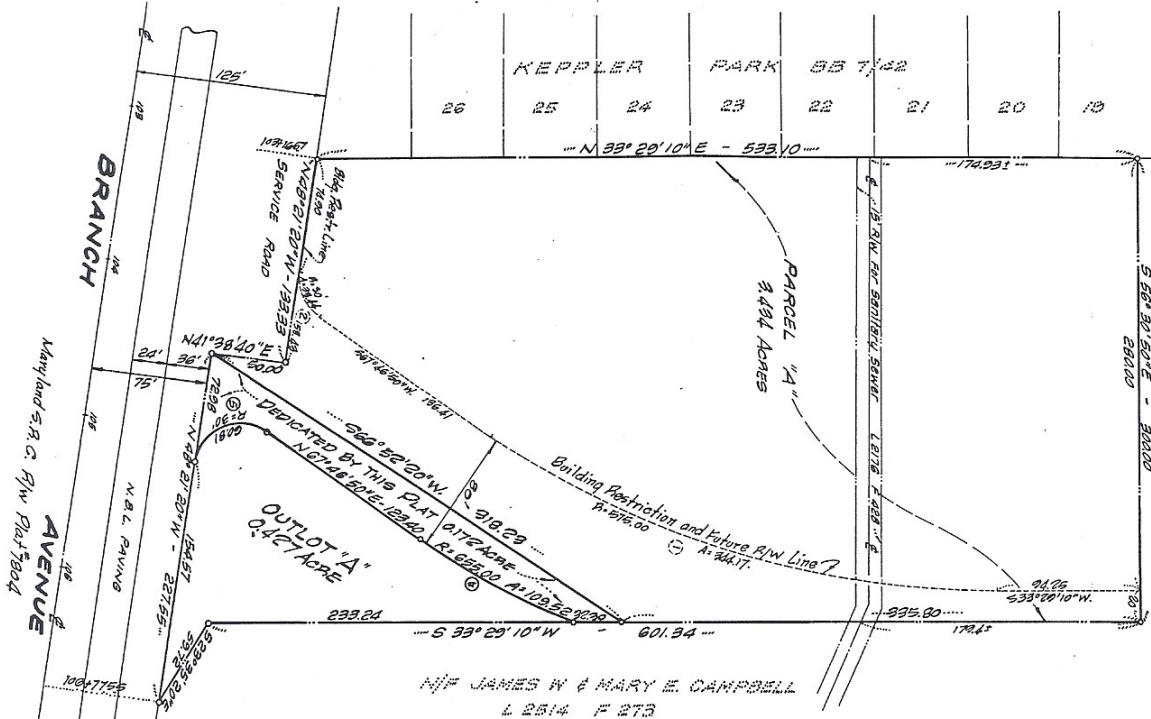


4600 Branch Avenue, Temple Hills, MD

- 21,108 sq. ft. +/- freestanding building; showroom/shop
- 3.4 acres +/- includes fenced outside parking/storage
- Second floor offices/storage area, restrooms
- Zoned – CM (Commercial Miscellaneous)
- Located at a Traffic Light controlled intersection
- 69,000 Average Daily Traffic Count (information source SHA maps)
- Two Traffic Lights Inside Beltway
- **Price Reduced: \$1,800,000.00**
- Available Immediately

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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N & M CAMPBELL
L 2514 P 273

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L 2514 P 273

OWNERS DEDICATION

We, F. Leroy Houck, Jr., and Sylvia S. Houck his wife, Frank G. Principe and Virginia C. Principe, his wife, T. D. Burgess and Mildred A. Burgess, his wife, Elmo H. Denton and Barbara Denton, his wife, owners of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines, except as otherwise shown hereon and dedicate the streets to public use. There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

July 30, 1965

F. Leroy Houck, Jr.
F. LEROY HOUCK, JR.
WITNESS

Sylvia S. Houck
SYLVIA S. HOUCK
WITNESS

Frank G. Principe
FRANK G. PRINCIPLE
WITNESS

Mildred A. Burgess
MILDRED A. BURGESS
WITNESS

Elmo H. Denton
ELMO H. DENTON
WITNESS

Barbara Denton
BARBARA DENTON
WITNESS

SURVEYORS CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the lands conveyed by Reimbertson Homes Inc. a Maryland corporation to F. Leroy Houck, Jr., and Sylvia S. Houck his wife, Frank G. Principe and Virginia C. Principe, his wife, Elmo H. Denton and Barbara Denton his wife by deed dated April 22, 1963 and recorded among the Land Records of Prince Georges County, Maryland in Liber 2813 of Folio 645; that iron pipes indicated thereon and shown indicated thus: x are in place where subdivision is 4.033 Acres.

July 30, 1965

W. Stanley Machen
W. STANLEY MACHEN
REGISTERED LAND SURVEYOR
No. 16, 5047

| CURVE | CHORD | ARC | TANG | CHORD BEARING |
|-------|--------|--------------|--------|---------------|
| 1 | 575.00 | 62° 17' 40" | 344.17 | 171° 11' |
| 2 | 310.00 | 62° 51' 50" | 33.44 | 187° 0' |
| 3 | 655.00 | 9° 34' 42" | 108.52 | 54° 49' |
| 4 | 310.00 | 116° 08' 10" | 60.81 | 281° 14' |

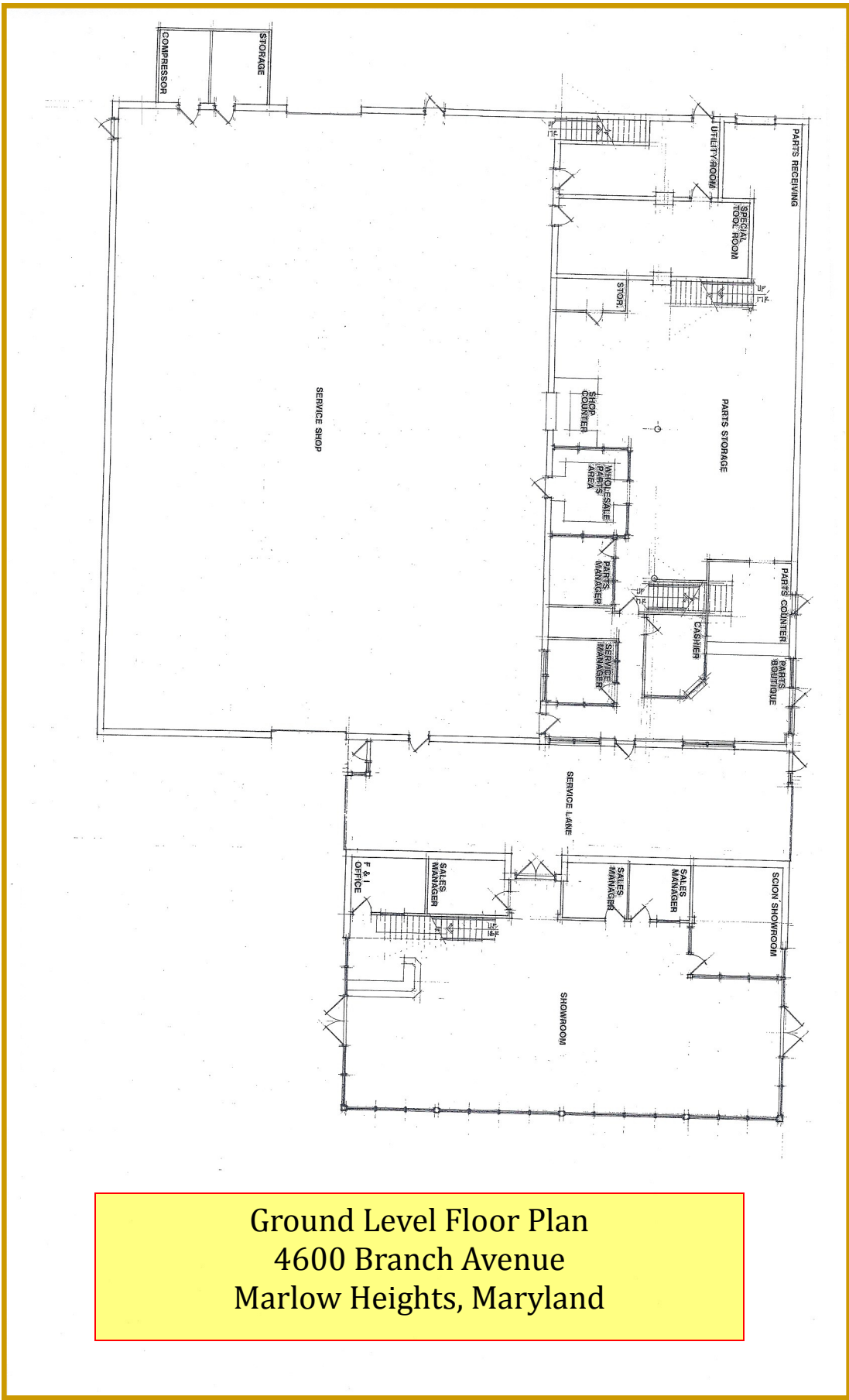
"FOR PUBLIC SEWER AND WATER SYSTEMS ONLY"
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
PRINCE GEORGES COUNTY PLANNING BOARD
APPROVED: *James M. ...*
JAMES M. ...
PLANNING BOARD MEMBER
JULY 29, 1965

57190

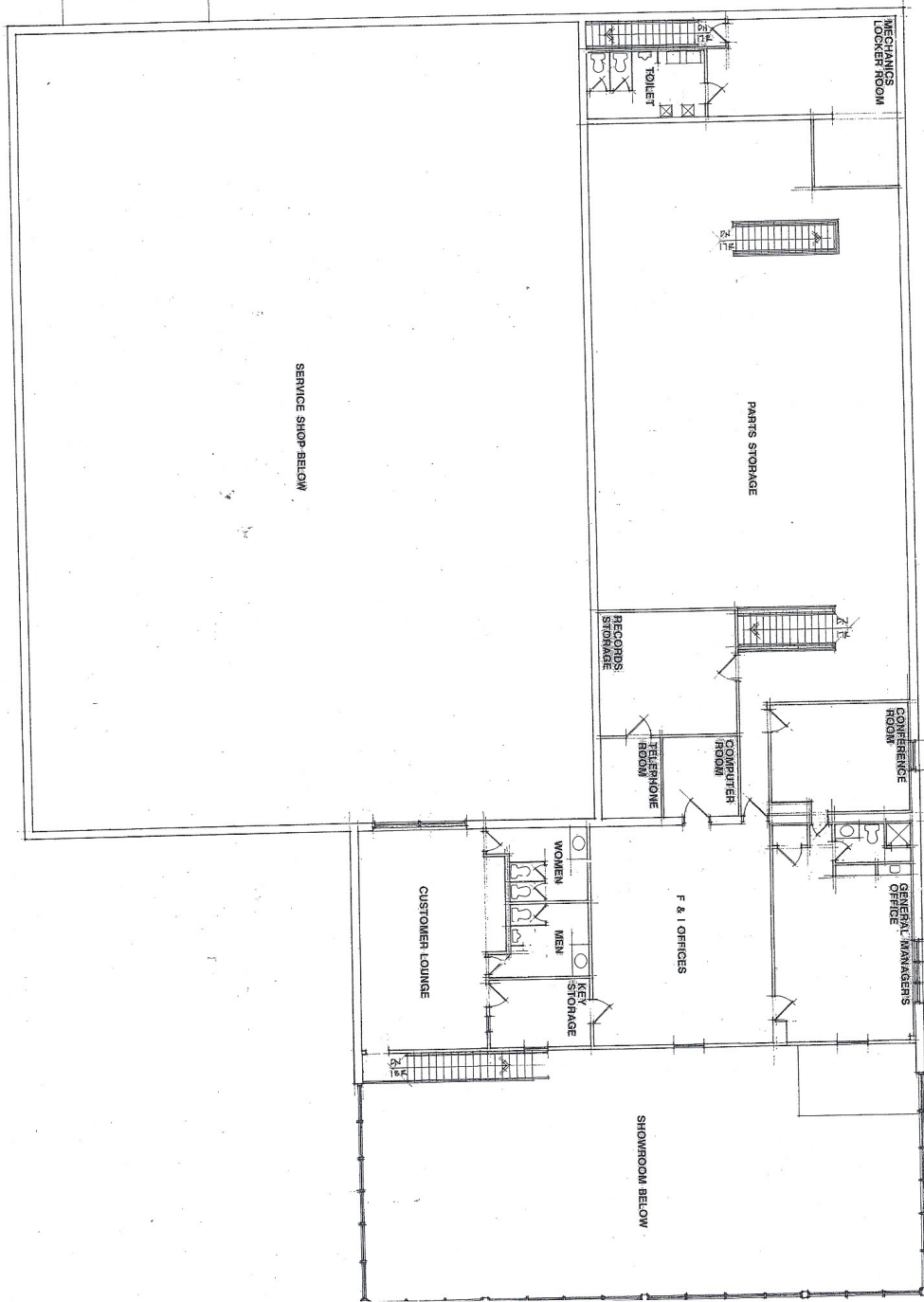
KEPPLER PARK.
PRINCE GEORGES COUNTY, MD.
SCALE: 1"=50'
JULY, 1965

FILED
OCT 9 1965
W. STANLEY MACHEN
REGISTERED LAND SURVEYOR
HYATTSVILLE, MARYLAND

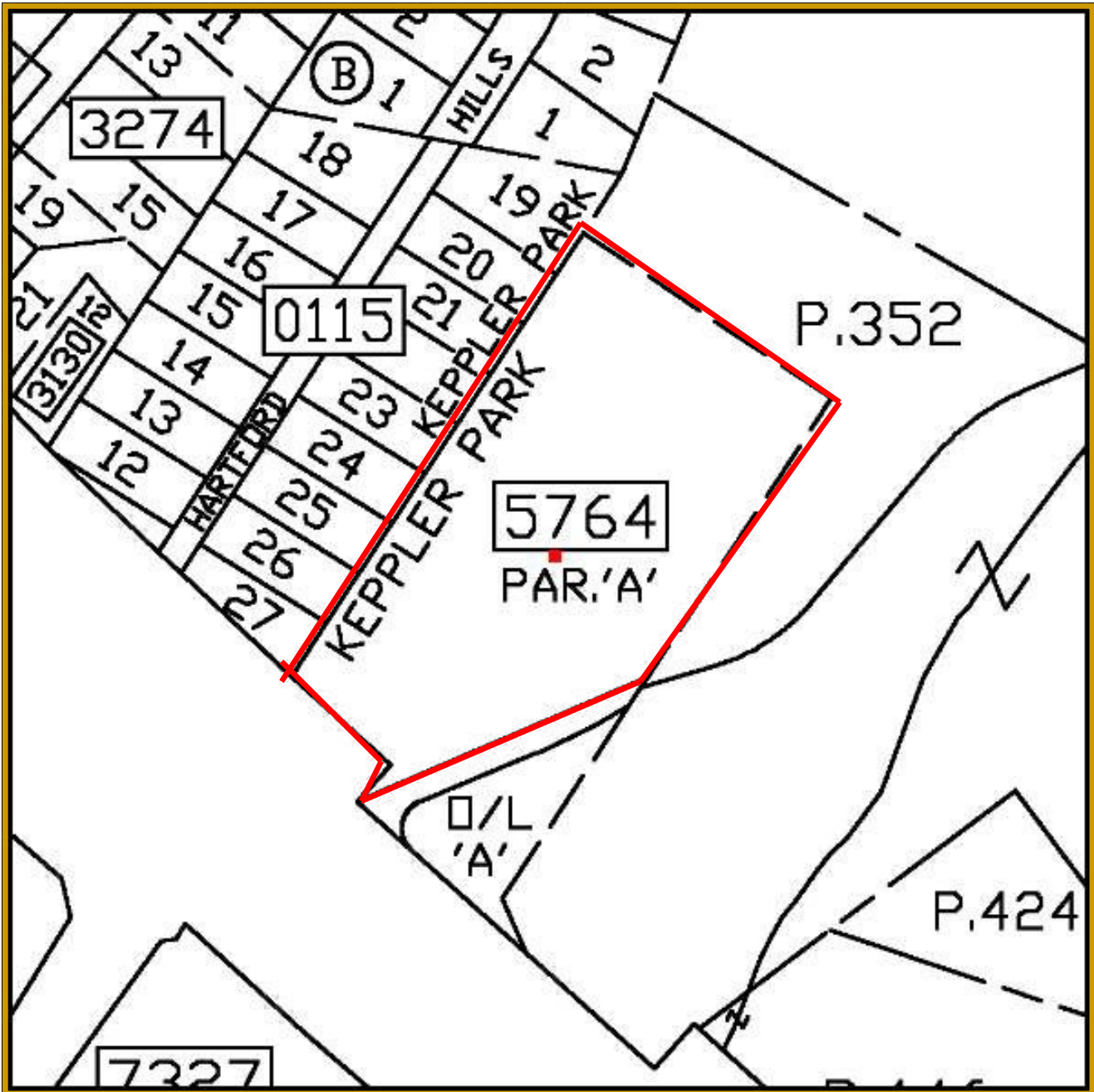




Ground Level Floor Plan
4600 Branch Avenue
Marlow Heights, Maryland



Upper Level Floor Plan
 4600 Branch Avenue
 Marlow, Heights, Maryland



Parcel "A"
Plat No. A-5764
Enclosed Area: 21,108 sq. ft. +/-
Property Land Area: 3.43 Acres +/-

