

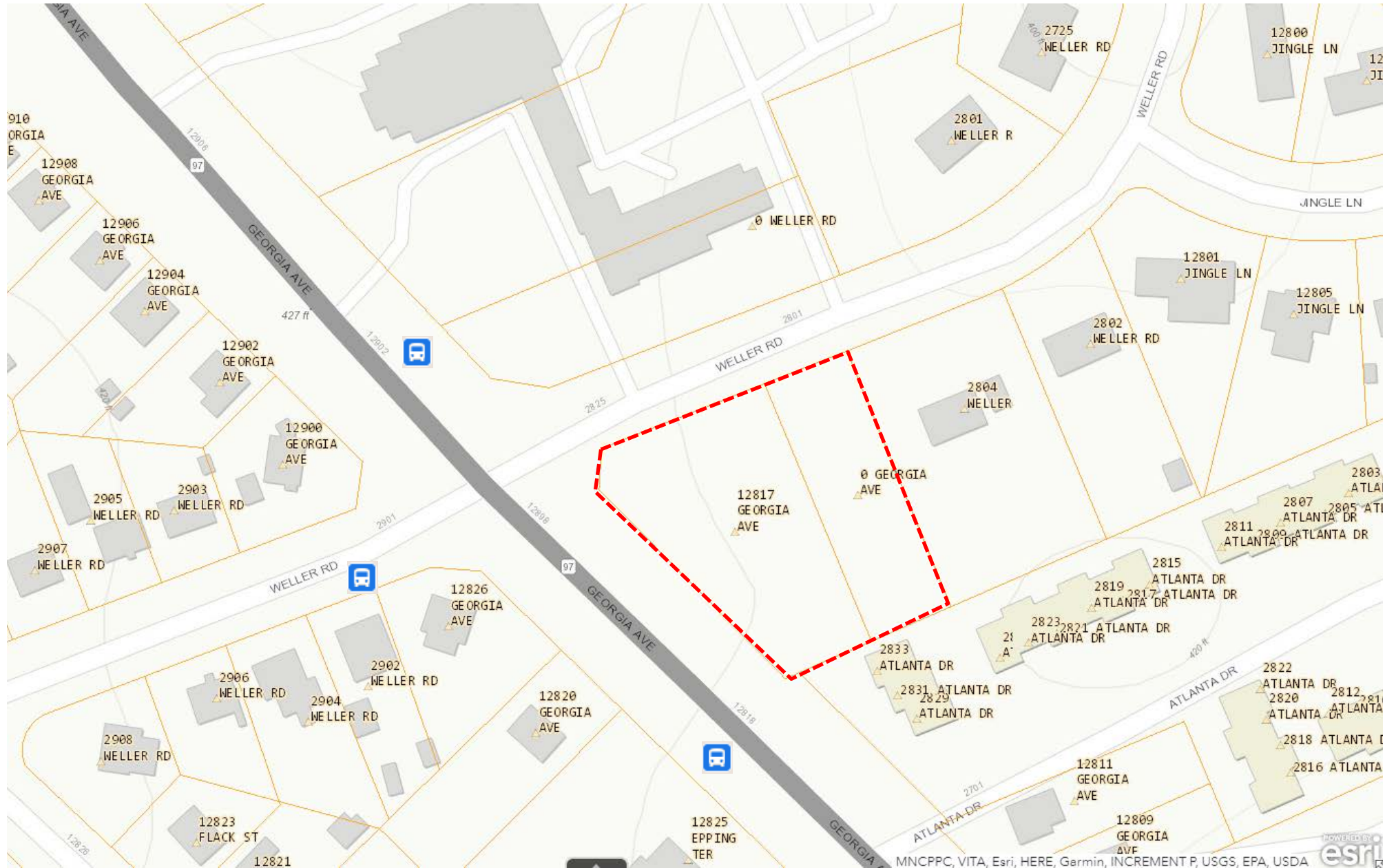
Development Site Available – 38,388 sf Zoned R90
12817 Georgia Avenue, Silver Spring, MD 20906
December 1, 2020



AREA Properties, LLC | 103 Thaxton Street, Gaithersburg, MD 20878 | (301) 571-8202 | bob@areaprops.com

While we have no reason to doubt the sources of any of the information supplied, we do not guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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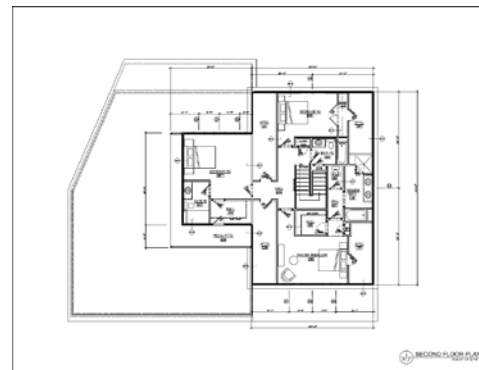
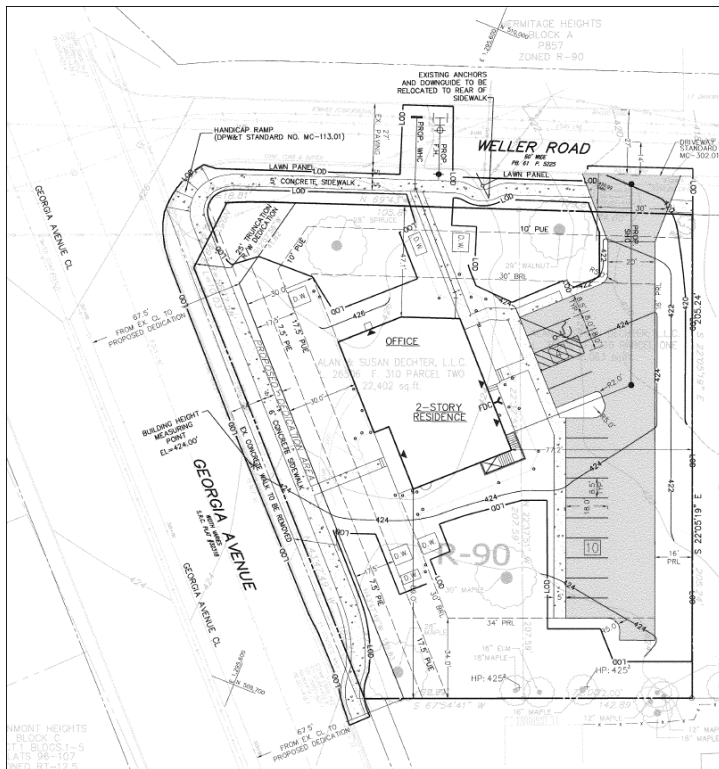


Property is comprised of 2 Parcels Zoned R-90

- Preliminary analysis indicates potential for resubdivision to create up to 3 residential building lots.
- Actual yield subject to confirmation by prospective purchasers.

Existing Plans dated November 4, 2007

- Special Exception previously approved (expired?) for Residence / Professional Offices
 - 2,426 sf – 1st floor office
 - 1,260 sf – 1st floor residence
 - 816 sf – 2nd floor residence
 - 1,260 sf – Basement area
 - **5,762 sf – Total Building Area**
- Plans will require revisions per updated codes.



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