



# 9416 Dr Perry Road

Ijamsville, MD 21754

List Price: \$4,950,000



Tony "C" Checchia Broker/Owner  
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Prime Investment opportunity. 22-acre parcel with several improvements to include a converted barn with 6,800 SF of office space, a 5,600 SF Warehouse/Mechanic Shop, and a 6,600 SF Pole Barn. This Land Bank is nestled within the thriving 355 growth corridor, has an existing established tenant, and provides extensive potential for future development. Additionally, the property is sub dividable, has 3 approved septic areas, an existing storm water management pond and 3 wells. Existing tenant has a modified gross lease and is responsible for base rent, utilities, general maintenance, ground maintenance, snow removal and liability insurance.

See more information at [pictureperfectllctours.com/202837](http://pictureperfectllctours.com/202837)  
All information deemed reliable, but not guaranteed

