



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR SALE

Hagerstown Professional Center & Development Project

920 W WASHINGTON ST, HAGERSTOWN, MD 21740



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



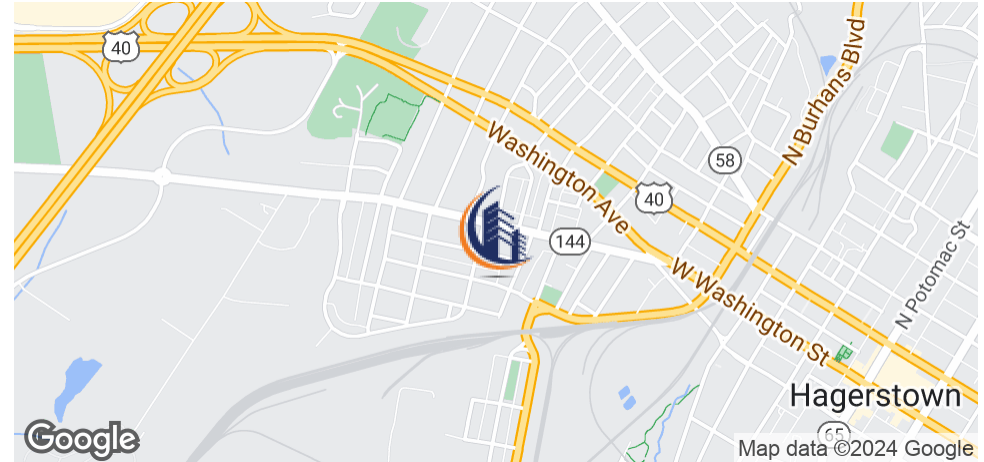
Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com



OFFERING SUMMARY

Sale Price:	\$824,000
Lot Size:	3.78 Acres
Year Built:	1910
Building Size:	90,000
Renovated:	2014
Zoning:	Multiple
Taxes:	\$7,479.00
Assessed Value:	\$809,900
Market:	Hagerstown
Submarket:	Washington County
Price / SF:	\$9.16

PROPERTY OVERVIEW

As the exclusive brokerage firm, K & M Commercial Real Estate is happy to present this stand-alone 90,000 sq/ft building on 3.78 acres of land for SALE.

The former three-story school that currently utilized as office space.

Multiple uses, according to local zoning with approval, allows for redevelopment.

The property has the potential for multi-family, mixed-use, distribution, or special purpose.

Current permission provides for a data center with up to 17 ft — security fence.

PROPERTY HIGHLIGHTS

- 3 Story 90,000 sq/ft former school
- 3.78 Acres of Land with a paved lot



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LOCATION OVERVIEW

I-81 to Rt 40 East. Stay left onto Western Maryland Parkway. Left onto W. Washington St to building on left. Minutes from Downtown Hagerstown I-81 and I-70.



SALE HIGHLIGHTS

- 3 Story 90,000 sq/ft former school
- 3.78 Acres of Land with a paved lot
- Current approval allows for a data center with 17' fencing
- Multiple uses: retail, multi-family, office, special purpose, etc.
- Minutes from I-81 and I-70 with access points in all directions







Section 2

LOCATION INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

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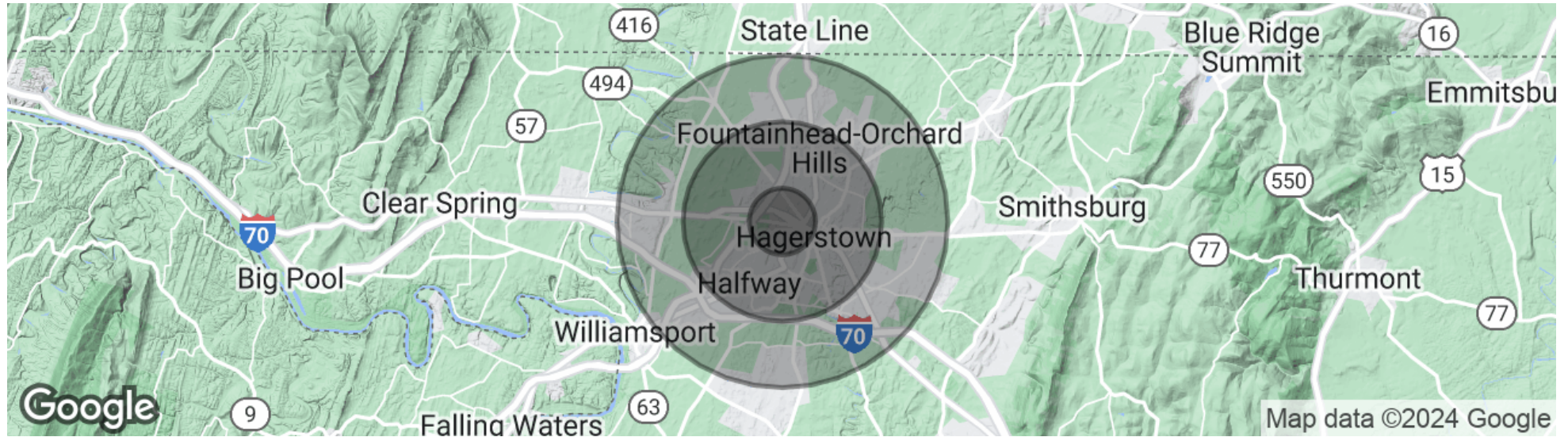
Section 3

DEMOGRAPHICS

KAYVAN MEHRBAKHS, CCIM, MBA

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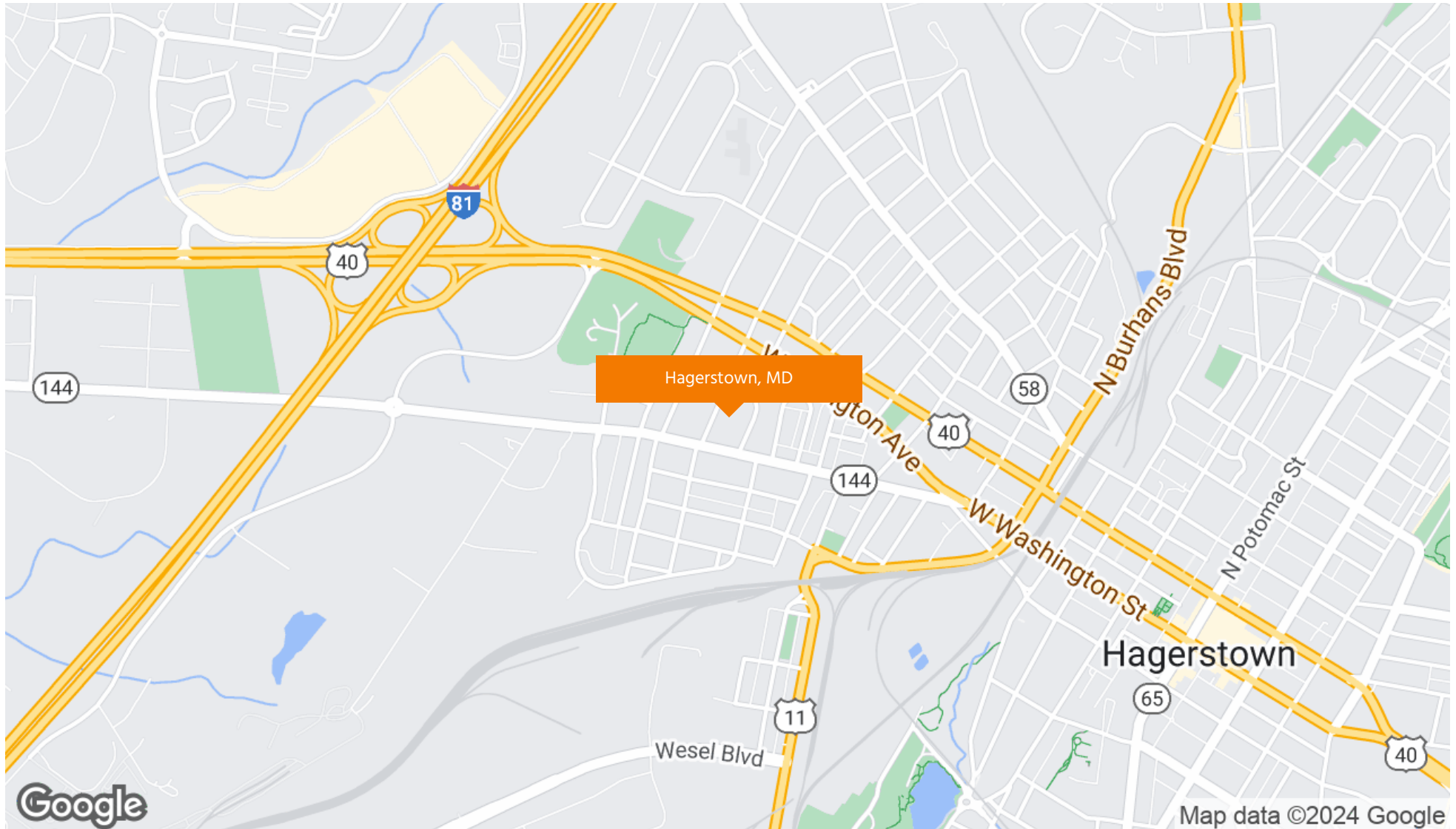
POPULATION

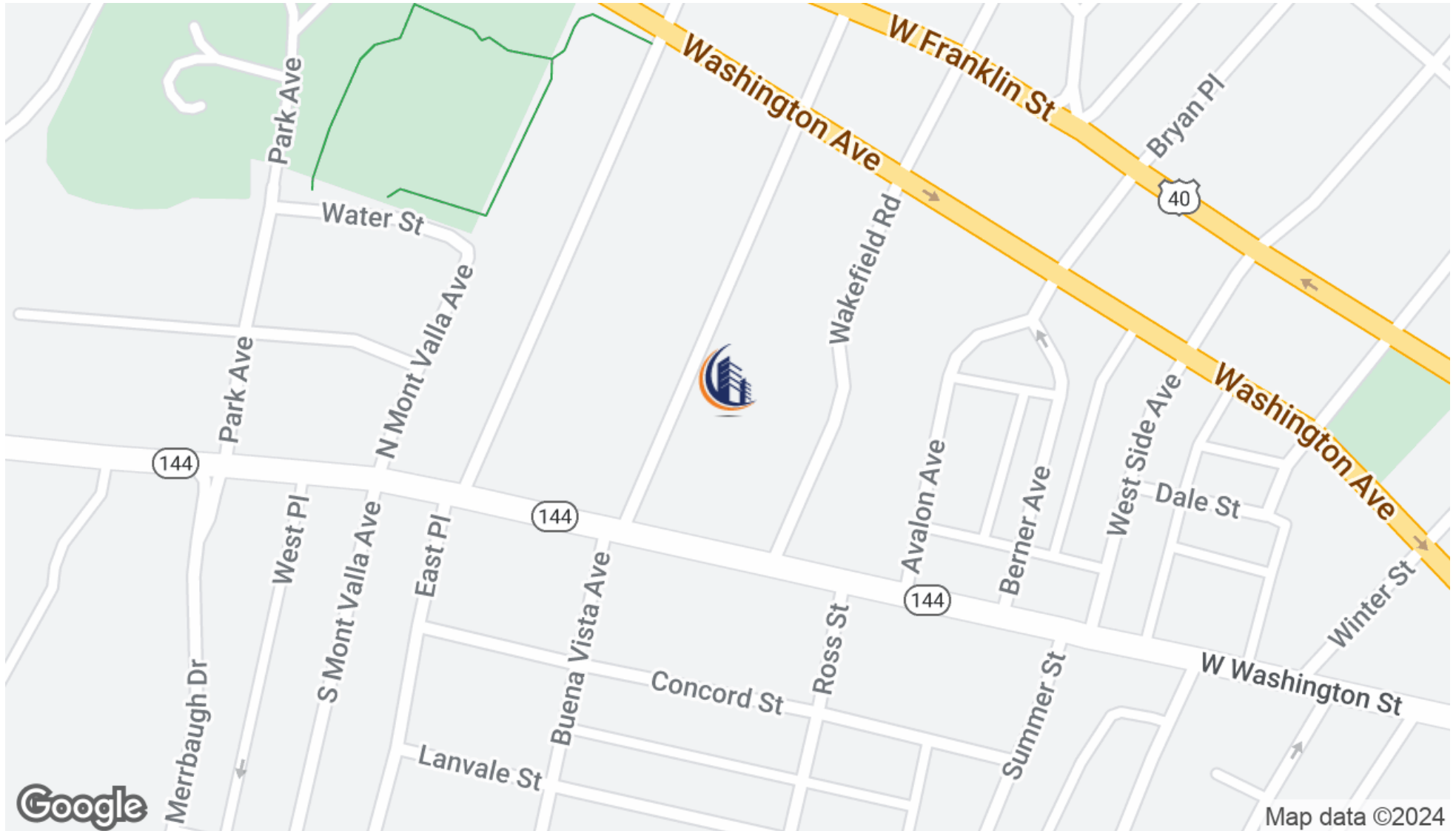
	1 MILE	3 MILES	5 MILES
Total population	9,466	58,892	91,869
Median age	34.7	37.1	37.9
Median age (Male)	34.0	34.9	36.0
Median age (Female)	35.8	38.4	39.2

HOUSEHOLDS & INCOME

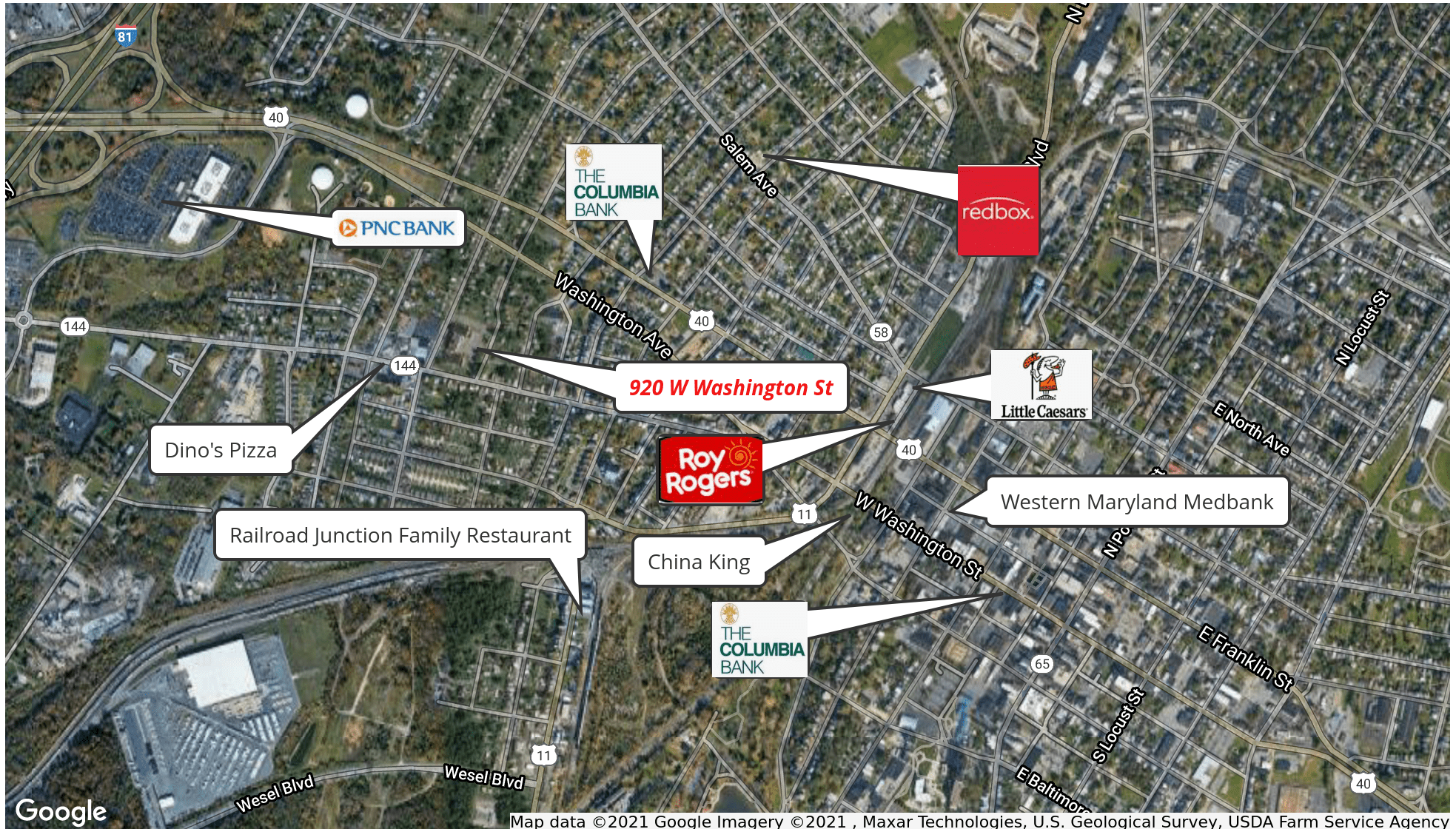
	1 MILE	3 MILES	5 MILES
Total households	3,844	24,556	37,160
# of persons per HH	2.5	2.4	2.5
Average HH income	\$46,782	\$51,667	\$59,462
Average house value	\$152,189	\$221,624	\$233,741

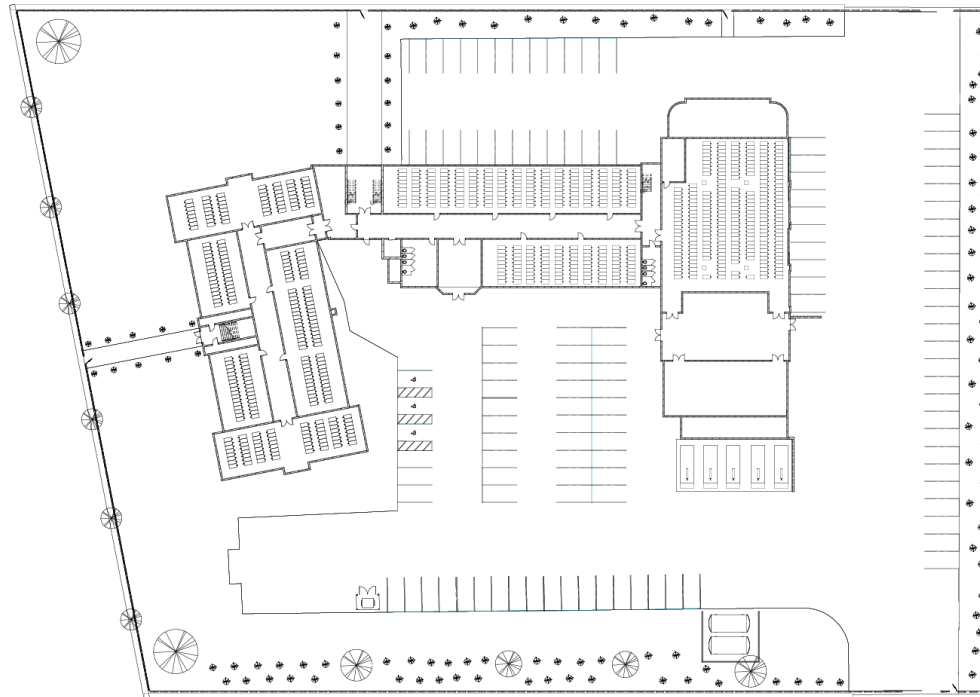
* Demographic data derived from 2020 ACS - US Census











① Level 1 - FF - Dependent 2
3'6" ± 1'0"



WASHINGTON SCHOOL

Section 4

ADVISOR BIOS

KAYVAN MEHRBAKHS, CCIM, MBA

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KAYVAN MEHRBAKHSH, CCIM, MBA

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION