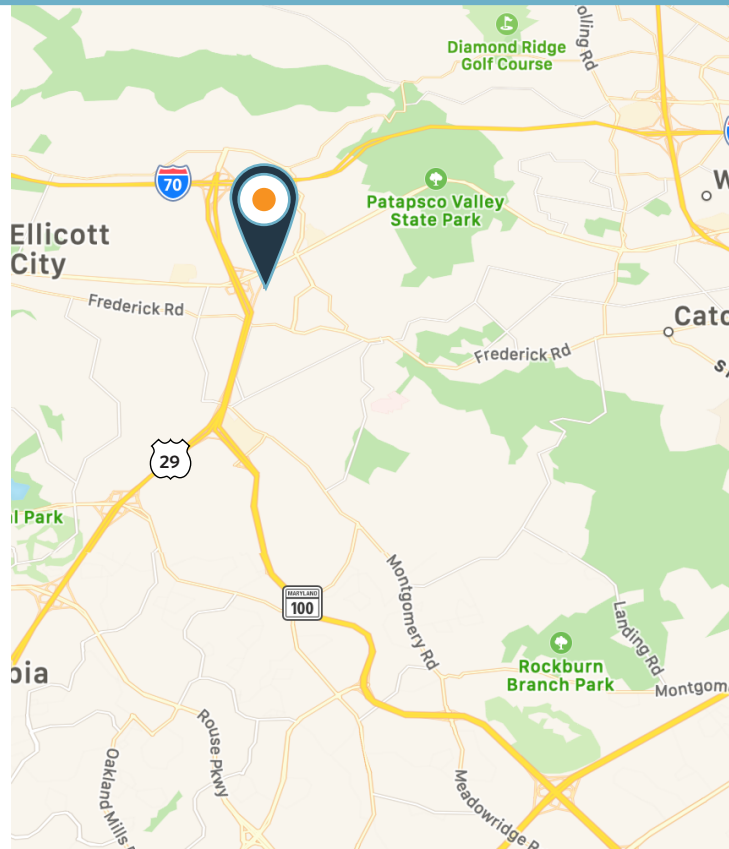




FOR SALE

PROPERTY HIGHLIGHTS:

- **Dental/Medical Office Space**
- **Suite 105:** Approximately 1,976 square feet
- **Sale Price:** \$475,000
- **Occupancy:** June, 2022
- **Condo Fee:** \$382/month
- **Annual Real Estate Taxes:** \$4,761
- Two (2) floors with internal staircase
- End unit with three (3) sides of operable windows
- Currently built and used as a dental practice
- High end finishes
- Excellent access to Routes 70, 40, 32 & 29
- Ample parking
- HVAC system replaced September, 2020
- Some dental equipment available



Chuck Breitenother
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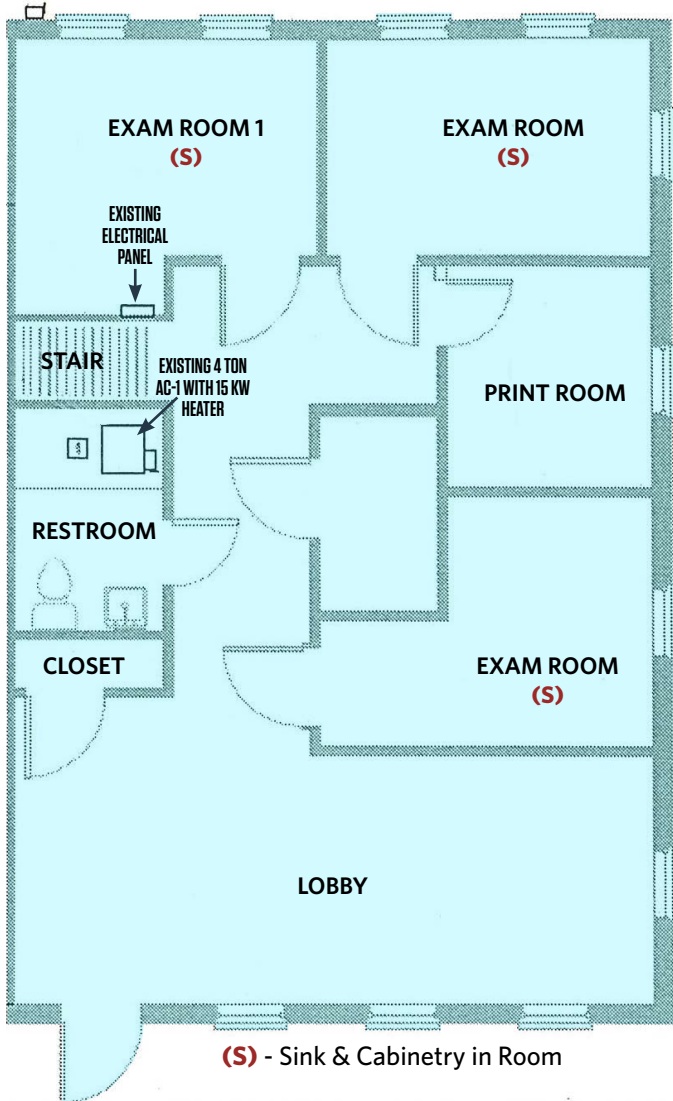
Colin McGonigal
cmcgonigal@klnb.com
443-632-2083

9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com

3448 ELLICOTT CENTER DRIVE

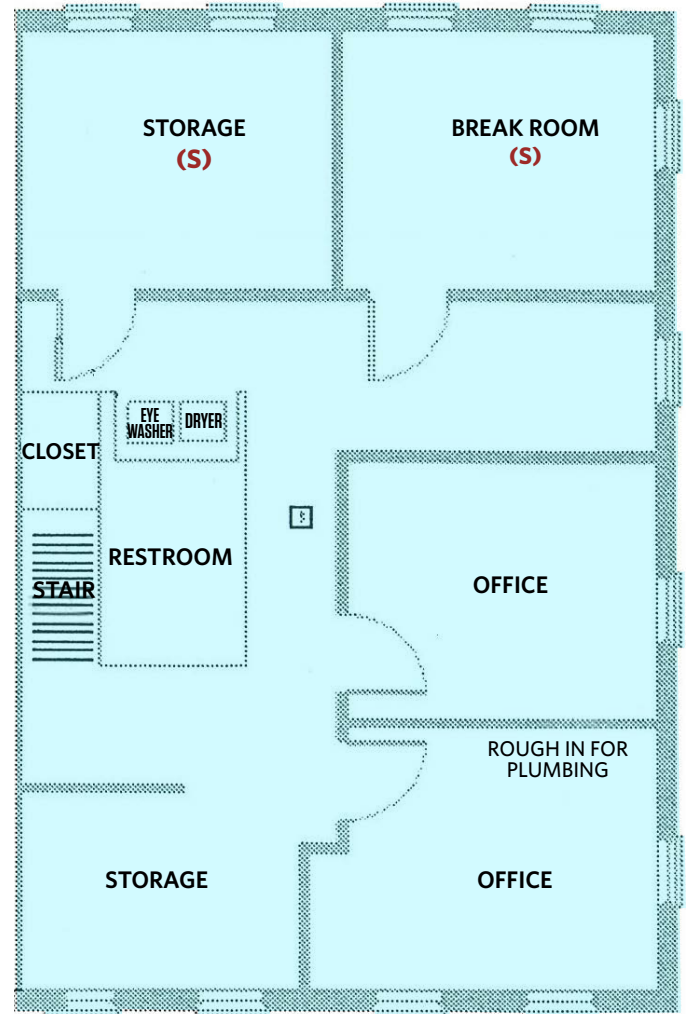
Ellicott City, MD 21043 | Howard County

1ST & 2ND FLOOR PLANS



(S) - Sink & Cabinetry in Room

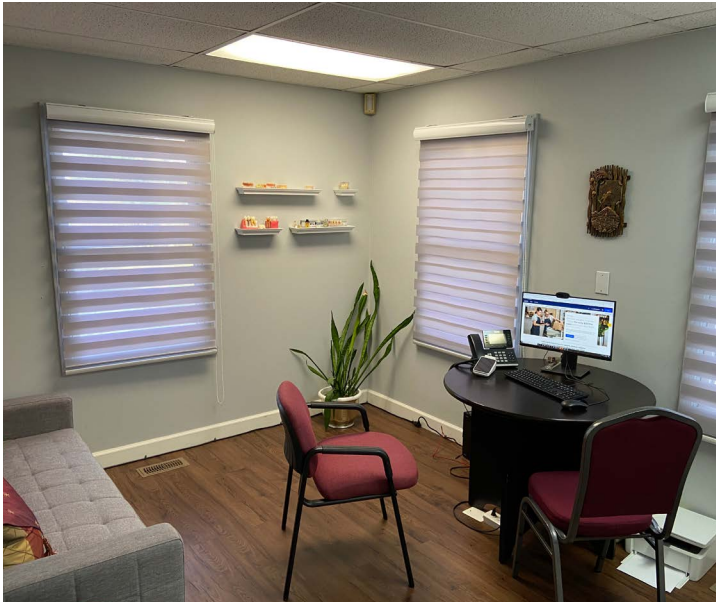
1ST FLOOR PLAN



(S) - Sink & Cabinetry in Room

2ND FLOOR PLAN

INTERIOR PHOTOS



3448 ELLICOTT CENTER DRIVE

Ellicott City, MD 21043 | Howard County

[CLICK TO VIEW PROPERTY WEBSITE](#)

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