

\$799,000 - 1791 Olive St, Capitol Heights

MLS® #MDPG2151124

\$799,000

0 Bedroom, 0.00 Bathroom, 4,249 sqft
Commercial Sale on 0.00 Acres

N/A, Capitol Heights, MD

Legacy Plus Group is excited to offer this unique opportunity to purchase a portfolio of three rare adjacent small bay covered dock industrial condo units for sale in Capitol Heights, Maryland, near the DC border. These industrial condos are perfect for investors looking to take advantage of rising industrial lease rates and shrinking industrial inventory for a contractor or owner/user needing space conveniently located in Maryland and Washington, DC. Hard to find I-2 Zoning for heavy industrial with abundant surface parking, 3 loading docks (1 per unit), covered loading area, 23' ceiling height, parking lot with gated security, Ideal for investor or owner/user.

*Sale lease-back potential for 1789 and 1791 units is fully available for purchase or lease.
* Unit 1793 is on an NNN lease until 2028. The sister buildings are also listed on MLS ID MDPG2151134. MDPG2151124
This building has the potential to be rented by a market rental of \$20SF X 4,249FS = 84,980 annually, CAP RATE of 10%.
Estimates are based on rental rates of the area, Please do your due diligence to verify all.



1789, 1791 & 1793 Olive Street

Capitol Heights, Maryland 20743

Property Description

Legacy Plus Group is excited to offer this unique opportunity to purchase a portfolio of three rare adjacent small bay covered dock industrial condo units for sale in Capitol Heights Maryland, very near the DC border.

These industrial condos are perfect for an investor looking to take advantage of rising industrial lease rates and shrinking industrial inventory or for a contractor or owner/user needing space convenient to Maryland and Washington DC.

*Sale lease-back potential for unit 1789
*Short term lease in place for unit 1793
All 3 units are adjacent, but currently demised

Location Overview

Close proximity to Washington DC, Maryland, and Virginia
Gated security
Less than 1/2 mile away

Property Highlights

- Hard to find I-2 zoning for heavy industrial uses
- Abundant surface parking
- 3 loading docks (1 per unit)
- Covered loading area
- 23' ceiling height
- Parking lot with gated security
- Ideal for investor or owner/user

OFFERING SUMMARY

Unit 1789	4,307± SF
Unit 1791	4,249± SF
Unit 1793	3,622± SF
TOTAL	12,178± SF

Built in 1951

Essential Information

MLS® # MDPG2151124
Price \$799,000

Bathrooms	0.00
Square Footage	4,249
Acres	0.00
Year Built	1951
Type	Commercial Sale
Sub-Type	Condo, Industrial
Status	Active

Community Information

Address	1791 Olive St
Subdivision	N/A
City	Capitol Heights
County	PRINCE GEORGES-MD
State	MD
Zip Code	20743

Amenities

Utilities	Natural Gas Available, Cable TV, Electric Available, Phone Connected
Parking	Private, Fenced, Surface

Interior

Heating	90% Forced Air
Cooling	Central A/C
# of Stories	1

Exterior

Exterior	Block, Brick and Siding
Lot Description	Adjoins - Open Space
Roof	Flat, Metal
Foundation	Block, Concrete Perimeter

School Information

District	PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 4th, 2025
Days on Market	182
Zoning	I2

Listing Details



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