

\$6,000,000 - 9520 Baltimore Ave, College Park

MLS® #MDPG2181310

\$6,000,000

0 Bedroom, 0.00 Bathroom, 38,259 sqft

Commercial Sale on 1.66 Acres

N/A, College Park, MD

+38,000 SF commercial building with retail showroom, warehouse, administrative space, dedicated parking, and recently replaced roof (2022). Delivered 100% vacant or with existing tenant in place.

Located on Rt. 1 / Baltimore Avenue (42,800 AADT) in College Park, MD and strategically positioned between I-495 (DC Beltway) and Rt. 193 with access to the University of MD student population, DC, and MD customers.

Second floor office is currently leased to a church on a month-to-month basis but can be delivered 100% vacant.

Flexible NAC (Neighborhood Activity Center) zoning allows for a wide range of retail/office/commercial.

Improvements are in good condition and present an excellent foundation for an investor to add value through leasing or an owner/user to capture this strategic location in College Park, MD.

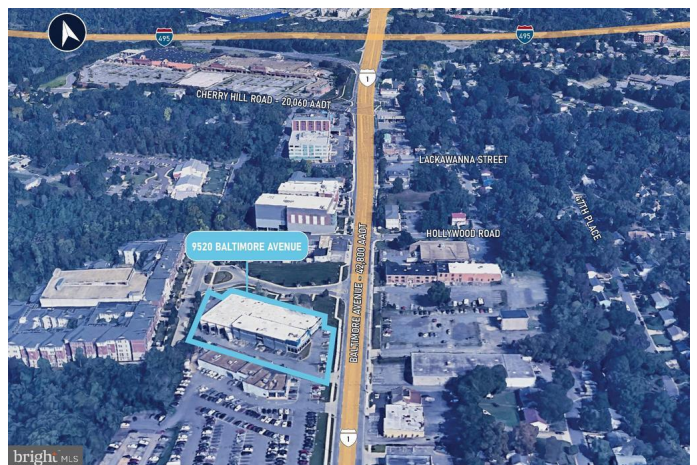
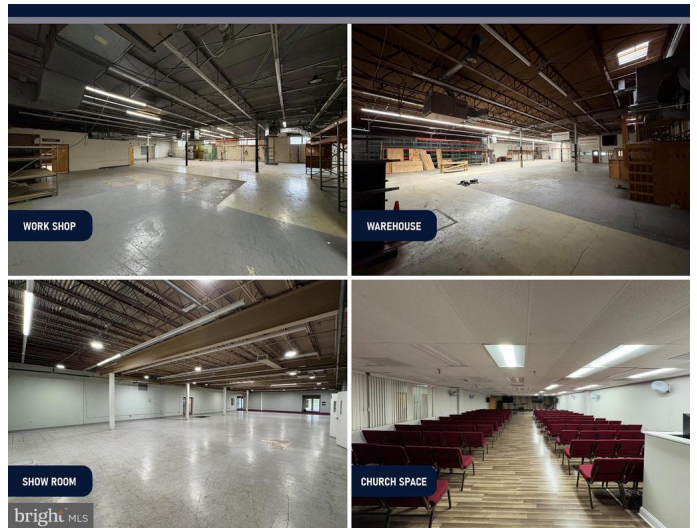
Built in 1957

Essential Information

MLS® # MDPG2181310

Price \$6,000,000

Bathrooms 0.00



Square Footage	38,259
Acres	1.66
Year Built	1957
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	9520 Baltimore Ave
Subdivision	N/A
City	College Park
County	PRINCE GEORGES-MD
State	MD
Municipality	College Park
Zip Code	20740

Amenities

Parking	Surface, Private, Paved Parking
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Interior

Heating	Central
Cooling	Central A/C
# of Stories	2

Exterior

Roof	Flat
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School Information

District	PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 28th, 2025
Days on Market	3
Zoning	NAC

Listing Details

Listing Office	Greysteel Company LLC
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Listing information last updated on October 30th, 2025 at 4:30am EDT