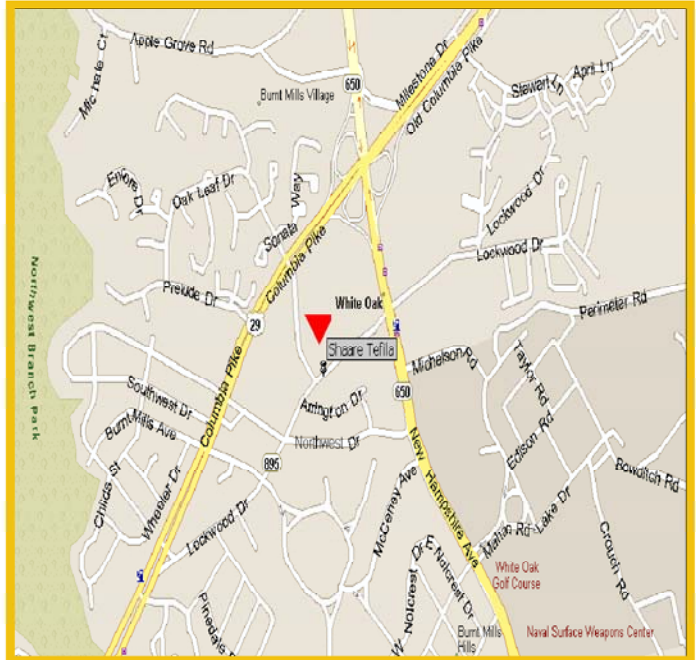




**Core
Commercial
Brokerage, LLC**

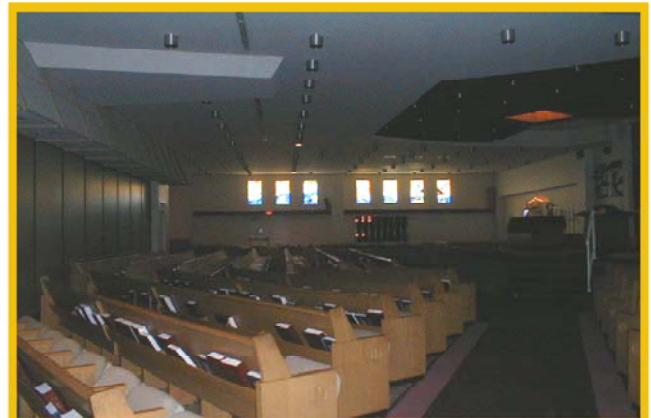
MODERN RELIGIOUS FACILITY SILVER SPRING, MD

OFFERED AT \$5,950,000



23,000+/- SF RELIGIOUS COMPLEX WITH LARGE SANCTUARY

- ▶ **Modern Sanctuary with 453 Upholstered Seats and a Large Overflow Seating Area**
- ▶ **Separate Chapel (100+ Fixed Pew Seats)**
- ▶ **Large Banquet Hall and Commercial Grade Kitchen**
- ▶ **Three-Story Classroom Complex With Large Outdoor Play Area**
- ▶ **Additional Office and Meeting Rooms**
- ▶ **2.69 Acre Site With Dedicated Paved Parking Lot**
- ▶ **Minutes from New Hampshire Avenue, Rt. 29, I-495 and Future ICC**



FOR MORE INFORMATION CONTACT

Steve Krasnow

(301) 428-1020, Ext. 1262

skrasnow@corecommercialbrokerage.com

OR

Janet Goldberg

301-538-7744

core@corecommercialbrokerage.com

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Shaare Tefila Congregation

Site:

Total Acreage	2.69 Acres
Total Building Area	25,032 (approximately)
Construction Type	Slab With Steel Frame and Masonry Walls
Main – 1-Story Building	13,400 SF
Educational Wing	11,592 SF (3-Stories)
Social Hall – Maximum Capacity	800+/-
Chapel Capacity	100+ Fixed Pews
Sanctuary Capacity	453
Existing Zoning	R90
Property Taxes	Exempt
Montgomery County Location	Minutes from Route 29/I-495 and the proposed ICC
Parking	88 Spaces
Handicap Lift	No
Sprinkler	No
Alarm System/Security	Hard Wired
Fire/Smoke	Hard Wired

HVAC:

The lower level boiler room contains a gas fired, “American Standard” boiler with a circulating pump to supply the baseboard, fin tube radiators and exchangers located throughout the structure. There are two (2) roof mounted horizontal gas fired furnaces with built-in cooling coils to support the sanctuary and office areas. The circulating ductwork is above the ceiling systems. There are two (2) joist hung air conditioning units in a storage area to support the auditorium. The “school” classrooms and other areas have through the wall “Sanyo” air conditioning units. There are three (3) ground-mounted compressors of various ages and manufacturers in the rear (Northwest) side of the structure.

School:

No. of Classrooms	13
Ceiling Height	varies
Youth Hall	
Stairs	2 Steel Framed Masonry
Walls	Drywall
Ceilings	Drywall and Drop-In Panels

School Yard Space:

Playground Size	20, 280 Square Feet
Playground Equipment	Will Convey

Utilities:

Electrical Provider	Pepco
Volts & Electrical Service Specs	5 Panels Plus Main Panel in Boiler Room. Main Room 800 Amp 240 VAC; 5 Additional Panels With Either 200 or 225 Amps 240 VAC

Gas Provider	Washington Gas
Water/Sewer Provider	WSSC
Hot Water	Gas Fired 80-Gallon

Roof:

Kitchen/Sanctuary Date Installed	Flat Rubber – Two (2) Sections – 1980 Replacement
Educational Wing Date Installed	Concrete Slab – Flat Gravel - 1966
Office Wing Date Installed	Concrete Slab – Flat Gravel - 1966

Sanctuary:

Stained Glass Stay/Remove	Removed
Sound Equipment Stay/Remove	Will Convey

Kitchen: All Equipment to Convey

Hood System	Two (2) Hoods – Stainless Steel
Hood Size	
Stove	Two (2) Meat – Eight (8) Burners with Two (2) Ovens; Dairy has Four (4) Burners with One (1) Oven; and One (1) Dairy Pizza Oven-Style
Refrigeration	Two (2) Refrigerators – One (1) With Meat Freezer and One (1) Dairy Refrigerator With Freezer; Additional Refrigerator for Soda
Dishwasher	Two (2) Triple Sinks With Dishwasher

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