



8701 Winands Rd  
Randallstown, MD

FOR SALE | \$1,800,000

Offered by

 **PraiseBuildings**  
RELIGIOUS PROPERTY BROKERAGE

Contact agent:

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## Executive Summary

This well-maintained modern-style worship complex offers a sanctuary and hall that can either be separated via a ballroom-style divider, or used together to create **seating for over 500**.

The spacious foyer area houses two offices, a coat-check (or possible gift shop), and restrooms. The school wing with separate entrance has a large classroom that can be divided, along with a nursery with exterior door, and restrooms. There is an additional self-contained classroom (dividable) with a separate entrance on the northwest corner of the building. The commercial kitchen has an exterior door, as does the large adjacent storage area.

In addition to the existing  $\pm$ .22-acres of paved parking around the complex, the overflow lot creates nearly an acre of additional parking. The property is zoned DR3.5.

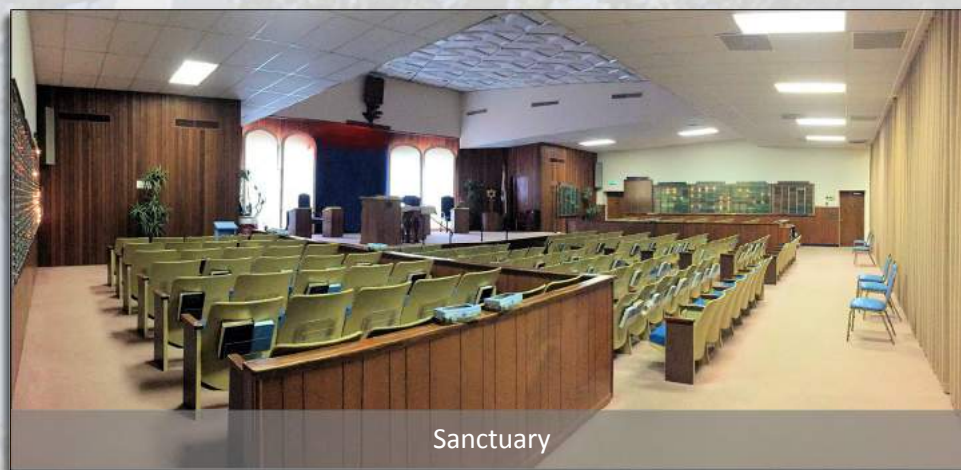
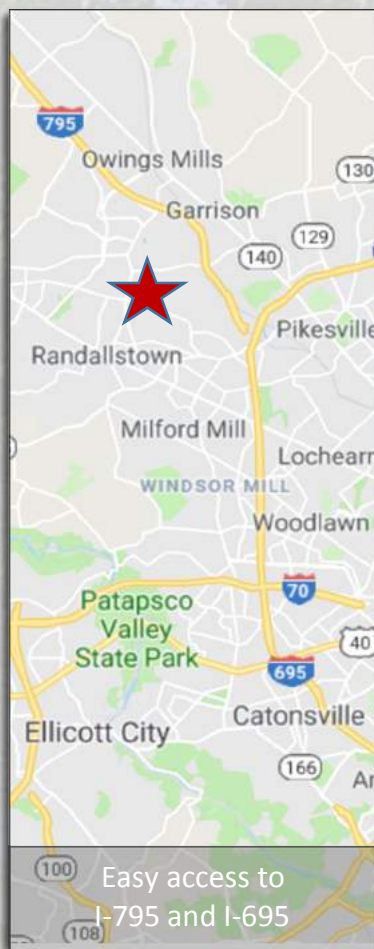
## Property Highlights

- $\pm$ 15,000 SF complex (138' x 117').
- Two main entrances – located on Winands and Carthage.
- HVAC throughout (excluding kitchen).
- Possibility for faith-based daycare or school as an additional revenue stream.

## Sample Mortgage Terms

- Sale price: **\$1,800,000**
- 30% down: **\$ 540,000**
- Loan amount: **\$1,260,000**
- Interest rate: **6%**
- Amortization: **20 years**

Monthly payment of **\$9,027.03**



PraiseBuildings | 5771 Waterloo Road | Ellicott City, Maryland, 21043 | 855.204.2400 | PraiseBuildings.com

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