



**From Washington D.C., Virginia and Points South**

Take 495 North (towards MD) to 270 North (towards Rockville and Frederick). Take exit 9A at 370 (Sam Eigh Highway). Follow signs to Gaithersburg Town Center. This will put you on 355 North. Continue to Cedar Avenue (at base of bridge) turn left onto Cedar Avenue. Continue on Cedar to James Street. Turn left on James Street and follow to the end of the road. 2 James is on the right.

**From Germantown and Points North/West**

Take 270 South (towards Gaithersburg and Rockville). Take Exit 9A at 370 (Sam Eigh Highway). Follow signs to Gaithersburg Town Center. This will put you on 355 North. Continue to Cedar Avenue (at base of bridge) turn left onto Cedar Avenue. Continue on Cedar to James Street. Turn left on James Street and follow to the end of the road. 2 James is on the right.

**From Columbia, Baltimore and Points North/East**

Take 95 South to 495 West (towards Silver Spring). Take 270 North (towards Rockville and Frederick). Take exit 9A at 370 (Sam Eigh Highway). Follow signs to Gaithersburg Town Center. This will put you on 355 North. Continue to Cedar Avenue (at base of bridge) turn left onto Cedar Avenue. Continue on Cedar to James Street. Turn left on James Street and follow to the end of the road. 2 James is on the right.



*Gaithersburg*

City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877



## Residential Property For Sale



2 James Street  
Gaithersburg, MD

Seller: City of Gaithersburg

## Property Information

Construction: One Story Wood Frame

Seller: City of Gaithersburg

Enclosed Area: 504 sq. ft.±

Land Area: 2,120 sq. ft.±

Built: 1929

Property Address: 2 James Street  
Gaithersburg, MD

Map: FT51

Lot: P20

Zoning: R-90 (Medium Density Residential)

Utility Providers: Pepco, Washington Gas,  
and Washington Suburban Sanitary Commission

This property is being sold "as is" in its present condition without any warranties or representations by the Seller.

Prospective purchasers should conduct their own due diligence. The City reserves the right to reject any purchase offers.

## Property Description & Amenities



*Side/rear view*

Compact five-room house includes: kitchen, living room, one bedroom with den, one bathroom and non-habitable cellar.

Exterior is vinyl clad and features screened porch off of the living room and open porch off of the kitchen. Property backs to Observatory Park.

All development risks are assumed by the purchaser. All planning and code related questions should be directed to Wes Burnette, Permits & Inspections Director for the City of Gaithersburg (Phone: 301-258-6330 email: [wburnette@gaitersburgmd.gov](mailto:wburnette@gaitersburgmd.gov)). Contacting Mr. Burnette before submitting a bid is strongly encouraged.

**Visit us at:**

[www.gaitersburgmd.gov/government/city-projects](http://www.gaitersburgmd.gov/government/city-projects)

## Purchase Information

**Minimum Bid: \$100,000  
(Deposit Required)**

The property is being sold through a sealed-bid process. All complete bid packages, including deposit in certified funds, must be received at City Hall by **noon on Friday, August 1, 2014**. A **deposit of \$5,000** is required at the time of bid submission.

Cash offers will require submission of asset statements and other paperwork evidencing financial capability. Finance based offers will require a prequalification letter.

All legal costs, closing costs and commissions (if any) are the sole responsibility of the purchaser. The sale price is net of all expenses.

For more information visit:

[www.gaitersburgmd.gov/government/city-projects](http://www.gaitersburgmd.gov/government/city-projects)

### FOR APPOINTMENT TO VIEW PROPERTY CONTACT:

Cindy Hines

Assistant to the City Manager

City of Gaithersburg

31 South Summit Avenue,

Gaithersburg, MD 20877

301-258-6310

[chines@gaitersburgmd.gov](mailto:chines@gaitersburgmd.gov)