

\$1,500,000 - 2701 Olney Sandy Spring Rd, Olney

MLS® #MDMC2172932

\$1,500,000

0 Bedroom, 0.00 Bathroom, 5,236 sqft

Commercial Sale on 1.03 Acres

OLNEY, Olney, MD

This unique property is currently used as both a medical office and a residence. Located off the main road in Olney, MD, it offers excellent business exposure. Additionally, the property is situated between two other Special Exception properties: a veterinary office and an assisted living facility. It is also located just a quarter mile from MedStar Hospital, making it especially attractive as a healthcare office.

The property offers a truly special and serene atmosphere, serving as both a primary residence and a healthcare office—currently home to a chiropractor. Situated on one acre of land in central Olney, it is nestled in a thriving community along the well-traveled Route 108. The primary residence spans approximately 3,526 square feet and includes four bedrooms and four bathrooms. The office portion of the property offers an additional 1,710 square feet. The home features a 2-car garage, a family room, a living room, a formal dining room, and ample outdoor space for entertainment. There is also plenty of parking available for visitors.

The property consists of two wings built in 1945 and 1993, respectively. While zoned as residential, it offers great potential for conversion into various property types by right, including a Bed & Breakfast, embassy, residential care facility, house of worship, and several other options.



Permitted uses by right include:

Bed & Breakfast

One-family detached dwelling unit

Embassy

Farm tenant dwelling/mobile home

Small group home

Mobile home (permanently attached)

Public utility buildings or other public uses

Adult foster care home

Residential care facilities (up to 8 persons)

Ambulance/rescue squad/fire station

Childcare facility

Houses of worship

Opportunity housing projects

Libraries/museums

Parks/playgrounds

Agricultural uses/farm market

Built in 1945

Essential Information

MLS® #	MDMC2172932
Price	\$1,500,000
Bathrooms	0.00
Square Footage	5,236
Acres	1.03

Year Built	1945
Type	Commercial Sale
Sub-Type	Other
Status	Active

Community Information

Address	2701 Olney Sandy Spring Rd
Subdivision	OLNEY
City	Olney
County	MONTGOMERY-MD
State	MD
Zip Code	20832

Interior

Heating	Forced Air
Cooling	Central A/C

Exterior

Exterior	Frame
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School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 11th, 2025
Days on Market	204
Zoning	R200

Listing Details

Listing Office	TTR Sotheby's International Realty
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