

\$690,000 - 403 Diamond Ave, GAITHERSBURG

MLS® #MDMC2197662

\$690,000

0 Bedroom, 0.00 Bathroom, 1,872 sqft

Residential on 0.25 Acres

GAITHERSBURG TOWN, GAITHERSBURG,
MD

Prime Redevelopment Opportunity in Historic
Downtown Gaithersburg

Property Overview includes

Location Downtown Gaithersburg

Lot Size 0.27 acres

Property is ready for redevelopment

Survey is available in documents

This unique property offers an exceptional redevelopment opportunity in the heart of historic downtown Gaithersburg. Situated on a 0.27-acre lot, this prime location is ideal for developers and investors looking to tap into the growing potential of the area.

Key Features include

Strategic Location - Located in the vibrant downtown area, this property is in close proximity to entertainment hubs and essential amenities. It is just 0.2 miles from the MARC Train Brunswick Line, providing convenient commuter access, and 2.9 miles from the Metro Station, ensuring easy connectivity to the broader DC metropolitan area.

Development Potential - The lot is suitable for constructing more than a two-level building, offering ample space for various commercial or mixed-use developments. With approval for demolition from both the city and CSX, the existing structure can be removed, allowing for a fresh start on this prime site.



Comprehensive Planning - environmental tests and construction plans are available for review during due diligence. These include stormwater management, soil tests, a forest conservation plan, and a traffic flow assessment, giving a buyer confidence that many foundational aspects for redevelopment are in place.

Parking Capacity - The property offers the potential for up to 12 parking spaces, a valuable asset in downtown Gaithersburg, where parking availability can significantly enhance the appeal and functionality of the development.

Not Historically Protected - The property is not deemed historical, and the seller has obtained the necessary approvals, providing flexibility for redevelopment without the constraints of historical preservation regulations.

Important Notices -

Safety Warning - Please do not enter the existing building on the property. Entry is at your own risk due to safety concerns.

Document Availability - The survey and additional documentation are available for review, providing detailed insights into the property's potential and requirements for redevelopment.

Please note that utilities to the property have been cut/disconnected, which will need to be re-established as part of the redevelopment process.

This property represents a rare opportunity to invest in and transform a key piece of downtown Gaithersburg. With its excellent location, extensive planning resources, and flexible redevelopment options, it is an ideal choice for developers looking to create a landmark project in a growing community.

Take the first step toward realizing the potential of this exceptional redevelopment opportunity in historic downtown Gaithersburg!

Buyers are encouraged to pursue feasibility of economic incentives potentially offered by Gaithersburg, Montgomery County, and the State of Maryland.

Built in 1899

Essential Information

MLS® #	MDMC2197662
Price	\$690,000
Bathrooms	0.00
Square Footage	1,872
Acres	0.25
Year Built	1899
Type	Residential
Sub-Type	Detached
Style	Converted Dwelling
Status	Active

Community Information

Address	403 Diamond Ave
Subdivision	GAITHERSBURG TOWN
City	GAITHERSBURG
County	MONTGOMERY-MD
State	MD
Municipality	City of Gaithersburg
Zip Code	20877

Amenities

Utilities	Electric Available, Phone Available, Sewer Available, Water Available
Parking	Private

Interior

Heating	Baseboard - Hot Water
Cooling	Window Unit(s)

# of Stories	2
Stories	2 Story

Exterior

Exterior	Wood
Foundation	Other

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 30th, 2025
Days on Market	52
Zoning	CBD

Listing Details

Listing Office	Keller Williams Realty/Lee Beaver & Assoc.
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