

\$825,000 - 8216 Nolte Ave, Silver Spring

MLS® #MDMC2178750

\$825,000

7 Bedroom, 5.00 Bathroom,
Residential on 0.26 Acres

BLAIR, Silver Spring, MD

Welcome to 8216 Nolte Avenue, an extraordinary investment opportunity located in one of Silver Spring's most desirable neighborhoods. A rare find in today's market, this fully detached, all-brick Colonial is a four-unit multifamily building situated on a coveted corner lot—positioned to command both exceptional attention and value.

This property is an investor's dream, offering immediate cash flow and unmatched potential for those looking to maximize returns in one of Montgomery County's most sought-after areas. With each of the four units in a single legal structure, the building streamlines ownership, simplifying management and maximizing operational efficiency.

Best of all — there is NO HOA, offering complete freedom and flexibility for owners without the burden of additional monthly fees or restrictions.

Having undergone recent upgrades, including brand new carpet, fresh padding, and tacks—this property is move-in ready for tenants or positioned for minimal capital improvements, giving you the freedom to scale quickly.

Beyond its impeccable structure, the corner lot delivers a generous backyard with mature trees, adding a rare outdoor oasis in a



multifamily property. Whether for tenant enjoyment or future development potential (subject to zoning approvals), the spacious lot offers multiple opportunities for value creation.

Strategically located just moments from downtown Silver Spring, this property is perfectly positioned to benefit from the area’s strong rental demand, access to the Metro, and proximity to the DC line. The location is not only ideal for tenants but ensures steady long-term appreciation in a fast-growing market.

This income-generating asset is being offered strictly as-is, giving the discerning investor the opportunity to add their personal touch or leverage the building’s existing high-quality fundamentals for maximum returns.

An opportunity like this doesn’t come often—take advantage of this corner lot gem in one of the DMV’s hottest real estate markets.

Built in 1943

Essential Information

MLS® #	MDMC2178750
Price	\$825,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Acres	0.26
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active Under Contract

Community Information



Address	8216 Nolte Ave
Subdivision	BLAIR
City	Silver Spring
County	MONTGOMERY-MD
State	MD
Zip Code	20910

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Side Entrance, Walkout Stairs
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
Roof	Asphalt
Foundation	Other

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 2nd, 2025
Days on Market	21
Zoning	R10

Listing Details

Listing Office	United Real Estate
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Listing information last updated on November 4th, 2025 at 12:46pm EST