

\$4,500,000 - 9915 Apple Ridge Rd, Gaithersburg

MLS® #MDMC2183666

\$4,500,000

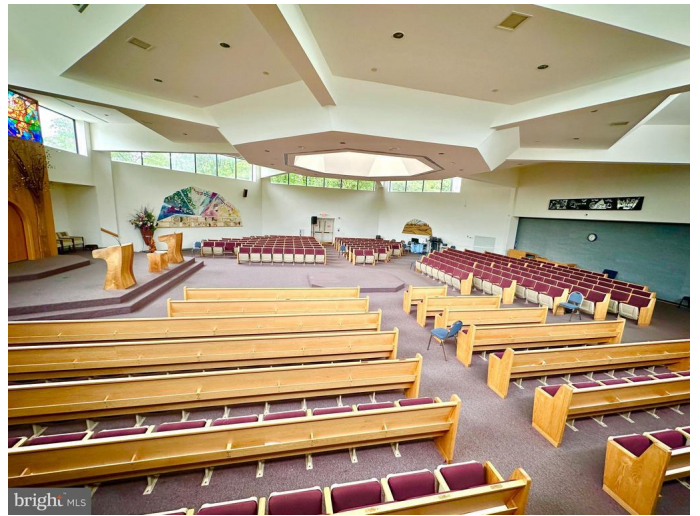
0 Bedroom, 0.00 Bathroom, 18,423 sqft

Commercial Sale on 3.00 Acres

N/A, Gaithersburg, MD

A rare opportunity to own a large religious complex in Montgomery County. The Kehilat Shalom synagogue is an 18,423 SF complex, sitting on 3 acres with 266 feet of frontage on Apple Ridge Rd. The complex was constructed in two phases. The first phase, 9153 SF, built in 1980, offers a porte cochere entrance, with security doors opening into a bright lobby, with decorative windows onto the reception desk and administrative offices. Also included is a spacious office ideal for leadership, and a large multi-purpose space with a room divider, currently configured as a chapel and conference room. Through the lobby is the social hall, kitchen, library, three classrooms, and restrooms. High ceilings and custom clerestory windows make the social hall a unique and attractive space for ministry and celebration. The fully-outfitted commercial kitchen can handle food prep for large functions, and includes a gas range, convection oven, plenty of preparation surface, and grease trap (the dishwasher requires repairs). There is also a loading dock with electrical hook-up for catering trucks. The roof has two elevated sections of architectural shingles that are in good condition, and the remaining lower areas were re-shingled in May, 2025.

Phase two of the complex, built in 1991, comprises 9270 SF and offers a spacious sanctuary, entrance lobby, gift shop (currently used for storage), a multi-purpose space, and



a large storage room. What makes this worship space extraordinary is its expandability. The sanctuary, as currently configured, seats 385 in stadium-style seating. To expand the sanctuary for another 183 seats, simply retract the room divider. To gain another 402 seats, retract the dividing wall to the social hall. At the height of its use, the sanctuary was regularly expanded to encompass the multi-purpose room and the social hall -- creating seating for nearly 1000.

The complex includes a sprinkler system and a state-of-the-art system. The HVAC system is located on the roof and supplies electric central heat and air, along with supplemental window units (two of the roof units are not currently operational). The roof of phase two is a flat roof of 125 square TPO with recent repairs and a newer EPDM replacement over the entranceway. Electric comprises four 400-amp panels and one 225-amp panel. Parking is paved and striped for 98 vehicles, with several handicap-designated spots. (NB: there is a parking easement for the childcare facility next door.) The property is zoned R-200 (residential, with few commercial uses; house of worship permitted by right). The property is exempt religious; with water quality protection and solid waste taxes. Tenants are on a month-to-month basis. Some chattels will convey with the sale. The seller has its own LOI and closing agent. To be sold as is.

Built in 1980

Essential Information

MLS® #	MDMC2183666
Price	\$4,500,000
Bathrooms	0.00
Square Footage	18,423
Acres	3.00

Year Built	1980
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active

Community Information

Address	9915 Apple Ridge Rd
Subdivision	N/A
City	Gaithersburg
County	MONTGOMERY-MD
State	MD
Zip Code	20886

Amenities

Utilities	Natural Gas Available
Parking	Paved Parking, Handicap Parking

Interior

Heating	Central, Zoned, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat, Window Unit(s), Zoned, Ductless/Mini-Split, Roof Mounted

Exterior

Exterior	Combination, Synthetic Stucco, T-1-11
Lot Description	Backs to Trees
Roof	Architectural Shingle, Flat, Shingle
Foundation	Slab

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	June 2nd, 2025
Days on Market	151
Zoning	R200

Listing Details

Listing Office	PraiseBuildings Religious Property
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Listing information last updated on October 30th, 2025 at 11:46am EDT