

FOR SALE

\$450,000

618 West Patrick Street, Frederick, Maryland 21701



Frederick City Residential Office for Sale

This 1,820 SF residential office sits on 0.45 acres in downtown Frederick. Includes off-street parking, a full kitchen, a fireplace and plenty of storage space.

Interior of property is currently under renovation.

Located on Rt. 40 one block from Rt. 15, gateway to the Golden Mile. Zoned Frederick City Residential Office (RO), this location offers great visibility and is perfect for a professional services business seeking room for expansion.

PRESENTING

Location: 618 West Patrick Street, Frederick, MD 21701

Legal: Tax Map 0417, Parcel 1178H

Zoning: Frederick City: RO—The Residential Office District is intended to provide for the option of converting dwellings to professional office uses in predominantly low and medium density residential areas where neither commercial zoning nor high density residential zoning are appropriate, and on sites with adjacent commercial activity that incur heavy vehicular traffic or other similar factors which might negatively impact the economic feasibility of residential use of the site.

Building Size: Approx. 1,820 SF

Land Size: Approx. 0.45 acres

Utilities: Public Water & Sewer
Baseboard Heat/Window Air Conditioning

Contact: Rocky Mackintosh, Broker
Office: 301-698-9696 ext. 202
Mobile: 301-748-5655
Email: rocky@macro ltd.com

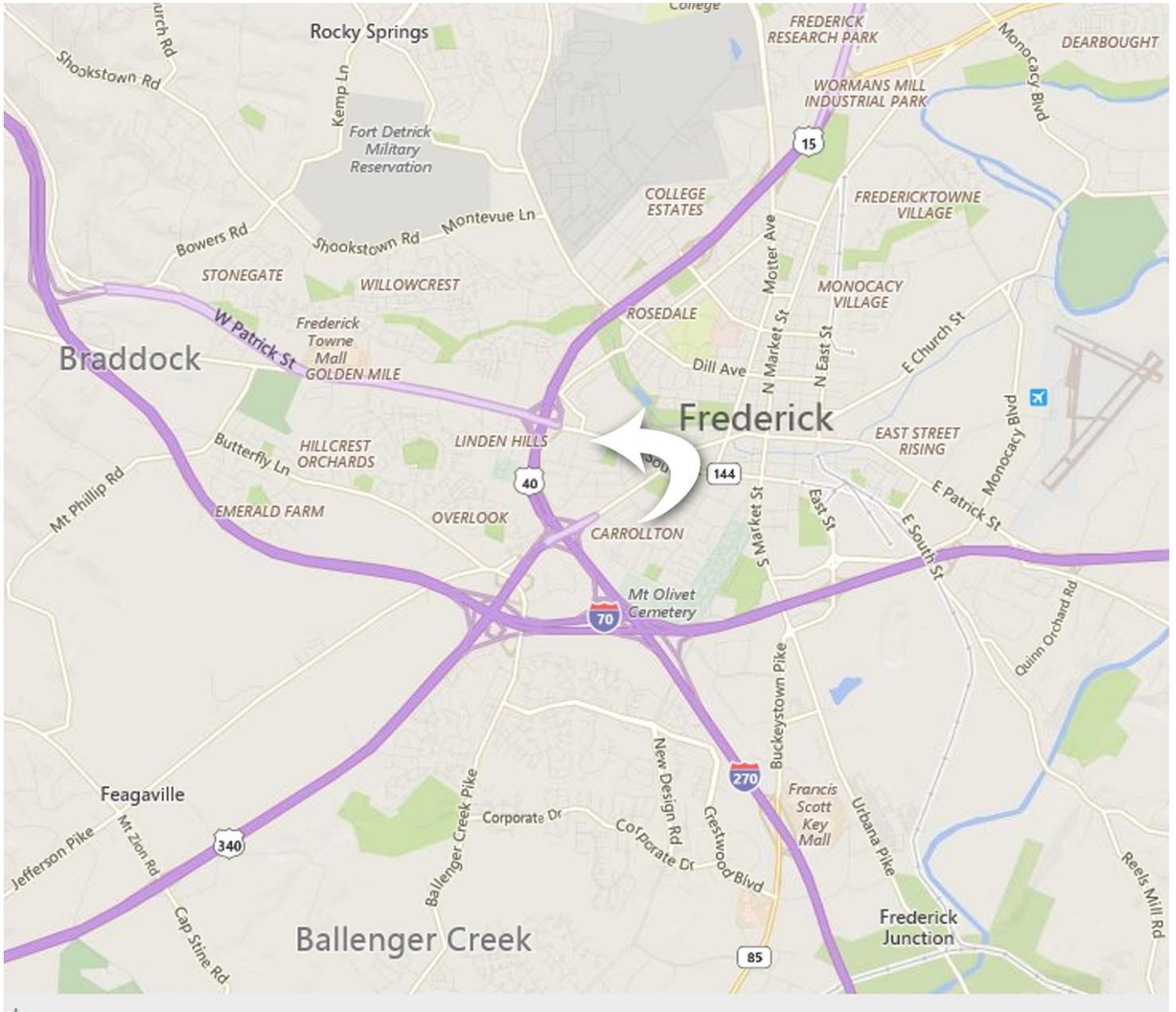
Ashleigh Kiggans, Associate
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

FOR SALE 618 West Patrick Street, Frederick, MD 21703

MacRo
LTD.
COMMERCIAL REAL ESTATE



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DEMOGRAPHICS

FOR SALE 618 West Patrick Street, Frederick, MD 21703

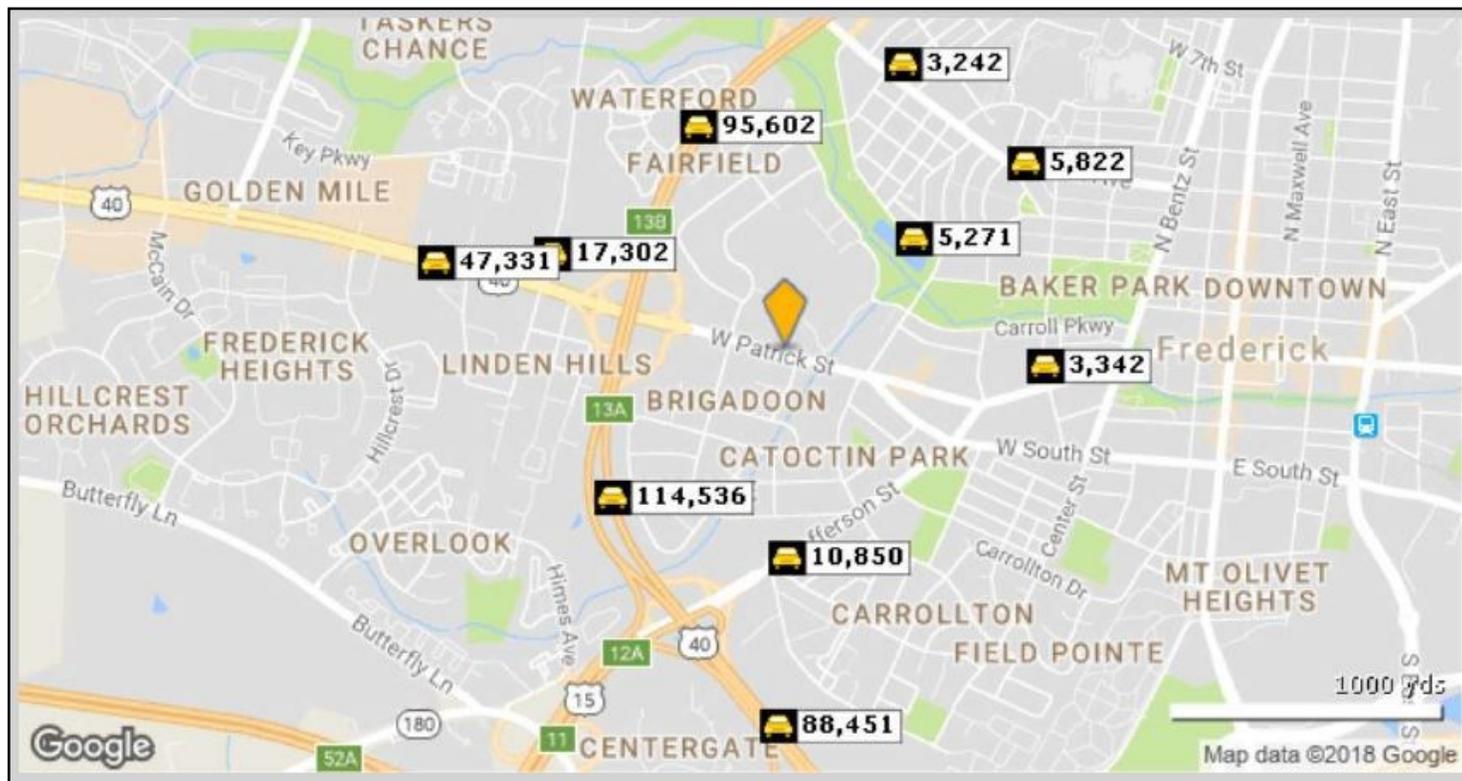


Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	16,031		80,912		119,035	
2017 Estimate	15,464		77,947		114,495	
2010 Census	14,489		72,494		105,518	
Growth 2017 - 2022	3.67%		3.80%		3.97%	
Growth 2010 - 2017	6.73%		7.52%		8.51%	
2017 Population by Hispanic Origin	2,194		12,557		15,148	
2017 Population	15,464		77,947		114,495	
White	10,861	70.23%	53,702	68.90%	83,459	72.89%
Black	3,094	20.01%	15,171	19.46%	18,805	16.42%
Am. Indian & Alaskan	137	0.89%	625	0.80%	749	0.65%
Asian	767	4.96%	5,232	6.71%	7,166	6.26%
Hawaiian & Pacific Island	17	0.11%	152	0.20%	193	0.17%
Other	587	3.80%	3,065	3.93%	4,123	3.60%
U.S. Armed Forces	41		272		529	
Households						
2022 Projection	6,522		31,570		45,590	
2017 Estimate	6,300		30,410		43,836	
2010 Census	5,979		28,363		40,446	
Growth 2017 - 2022	3.52%		3.81%		4.00%	
Growth 2010 - 2017	5.37%		7.22%		8.38%	
Owner Occupied	3,465	55.00%	17,504	57.56%	28,840	65.79%
Renter Occupied	2,835	45.00%	12,906	42.44%	14,996	34.21%
2017 Households by HH Income	6,301		30,410		43,834	
Income: <\$25,000	1,043	16.55%	4,448	14.63%	5,466	12.47%
Income: \$25,000 - \$50,000	1,333	21.16%	6,722	22.10%	8,316	18.97%
Income: \$50,000 - \$75,000	1,625	25.79%	6,615	21.75%	8,665	19.77%
Income: \$75,000 - \$100,000	788	12.51%	3,692	12.14%	5,828	13.30%
Income: \$100,000 - \$125,000	559	8.87%	3,113	10.24%	5,088	11.61%
Income: \$125,000 - \$150,000	233	3.70%	1,618	5.32%	2,879	6.57%
Income: \$150,000 - \$200,000	396	6.28%	2,723	8.95%	4,438	10.12%
Income: \$200,000+	324	5.14%	1,479	4.86%	3,154	7.20%
2017 Avg Household Income	\$78,735		\$83,611		\$94,494	
2017 Med Household Income	\$59,252		\$63,866		\$73,219	

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TRAFFIC COUNT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W 2nd St	W College Ter	0.07 E	2016	5,271	MPSI	.37
2	S Jefferson St	Pearl St	0.04 SW	2016	10,850	MPSI	.43
3	US Hwy 15	US Hwy 340	0.29 SE	2016	114,536	MPSI	.47
4	Catoctin Mountain Hwy	Rosemont Ave	0.35 NE	2016	95,602	MPSI	.51
5	Baughmans Ln	W Patrick St	0.06 S	2016	17,302	MPSI	.54
6	College Ave	Carroll Pkwy	0.08 N	2016	3,342	MPSI	.56
7	Dill Ave	College Ave	0.07 E	2016	5,822	MPSI	.66
8	Fairview Ave	Rosemont Ave	0.03 SW	2016	3,242	MPSI	.67
9	W Patrick St	Hoke Pl	0.07 E	2016	47,331	MPSI	.76
10	US Hwy 40	Baltimore National Pike	0.04 SE	2016	88,451	MPSI	.79

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Frederick City Zoning – Residential Office District (RO)

The Residential Office District is intended to provide for the option of converting dwellings to professional office uses in predominantly low and medium density residential areas where neither commercial zoning nor high density residential zoning are appropriate, and on sites with adjacent commercial activity that incur heavy vehicular traffic or other similar factors which might negatively impact the economic feasibility of residential use of the site.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Single-Family
- Bed and Breakfast Inn
- Nursing Home/Domiciliary Care/Adult Living Facility
- Commercial Use in Historic Structures
- Interior Decorator
- Offices, Business & Professional
- Veterinary Clinic/Hospital without Boarding
- Park
- Adult Day Care Center
- Child Day Care Center
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, Over 60 FT in Height, on Public Land
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...