

FOR SALE

\$1,250,000

310 West Ninth Street Building A, Frederick, Maryland 21701



Frederick Medical Office Condominium

5,641 SF office condominium that consists of four contiguous units in a one-story building designed as an owner-user or single tenant and perfect for a medical practice looking to expand.

This condo features 8 exam rooms, 8 private offices, medical assistant's office, foyer and waiting room with handicap accessible two-piece restroom, laboratory, employee lounge with kitchenette, equipment room, and much more. There are 27 on-site parking spaces (4.8 spaces/1,000 SF) including handicapped parking spaces. Covenants and by-laws are applicable.

Conveniently located among an established medical area, this condominium is only 2 blocks north of Frederick Health Hospital—an easy 1,000 foot walk from door-to-door. Minutes to Historic Downtown Frederick & easy access to all major highways.

**** Current tenant will need to lease back property for 12-18 months from date of sale.**

PRESENTING

Location:

310 West Ninth Street Building A, Units A-7, A-8, A-9 and A-10, Frederick, MD 21701

Legal:

Tax Map 0408, Parcel 0176E, Plat book 35-Page 149, Liber 02808 Folio 00691

Zoning:

Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

****By-Laws Article IX Use Restrictions, Section 1. Use. All condominium units in the condominium shall be used for any medical-related or medical support business in a manner consistent with the limitations of law, these By-laws and the rules, regulations, resolutions and orders of all governmental or quasi-governmental authorities having or claiming jurisdiction over the condominium, including, without limitation, the requirements of any special exception, variance or the like.**

Suite Size:

Approx. 5,641 SF

Utilities:

Electric heat pumps in units; separately metered for electric, water and sewer service

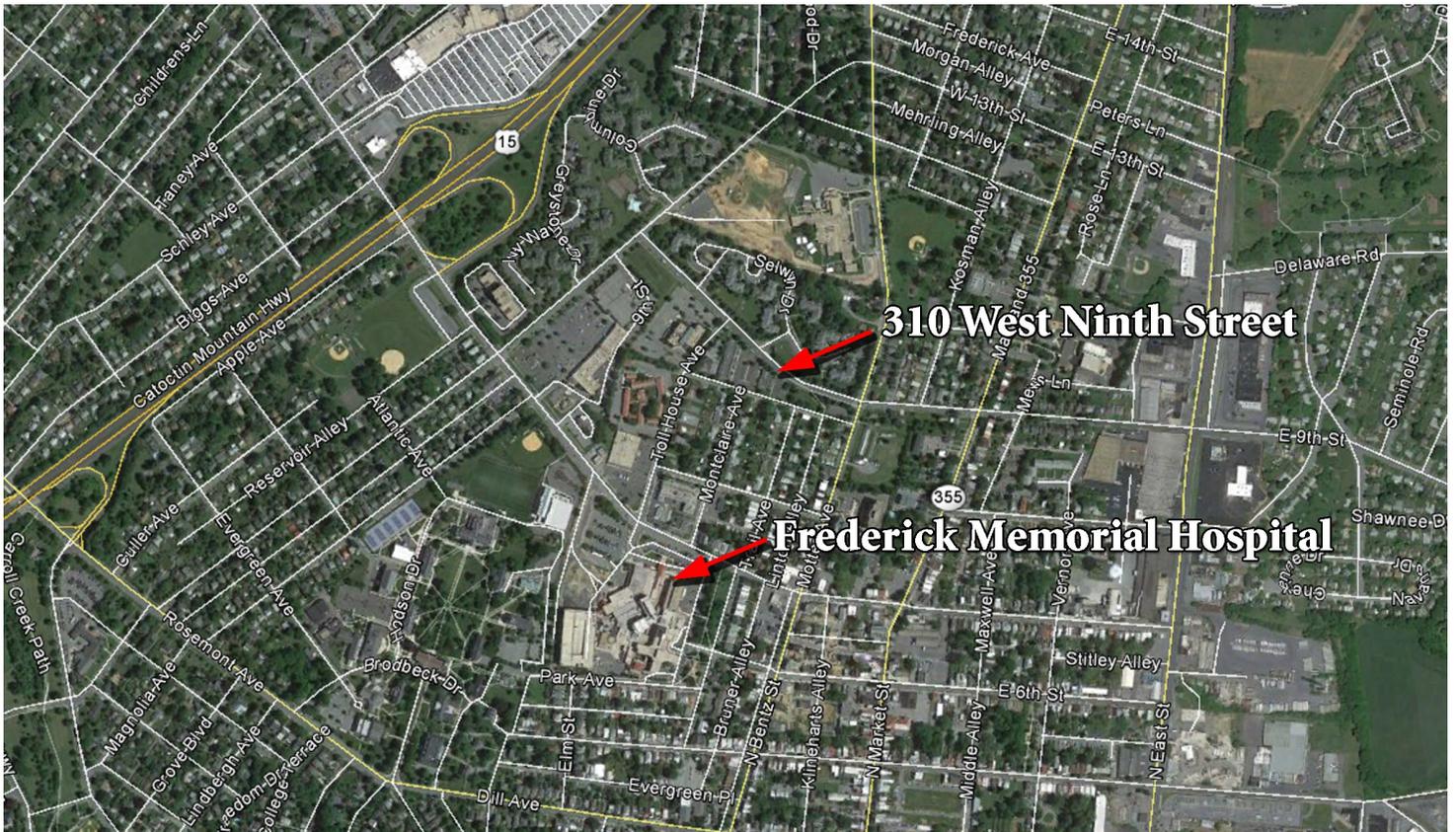
Contact:

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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

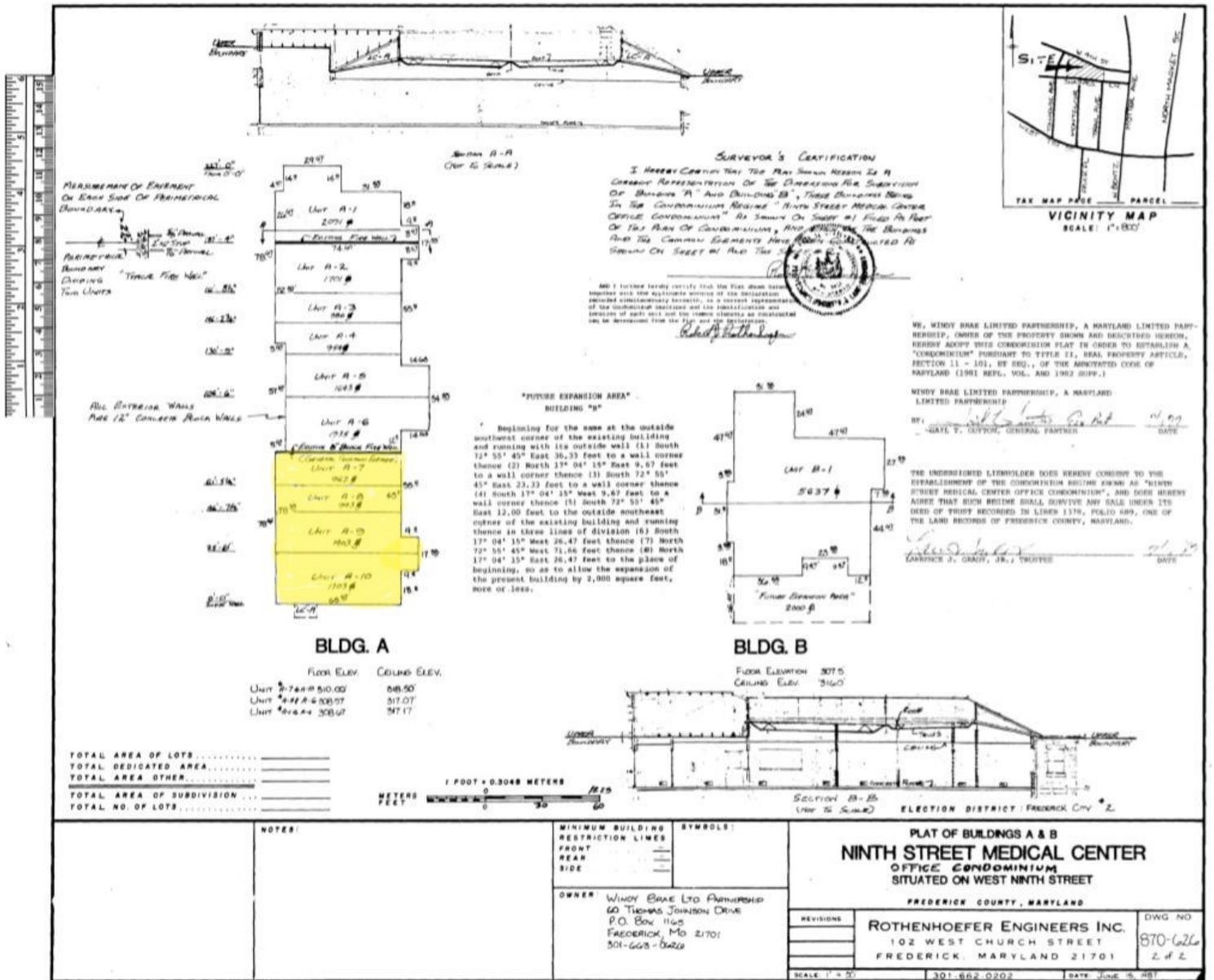
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CONDOMINIUM PLAT

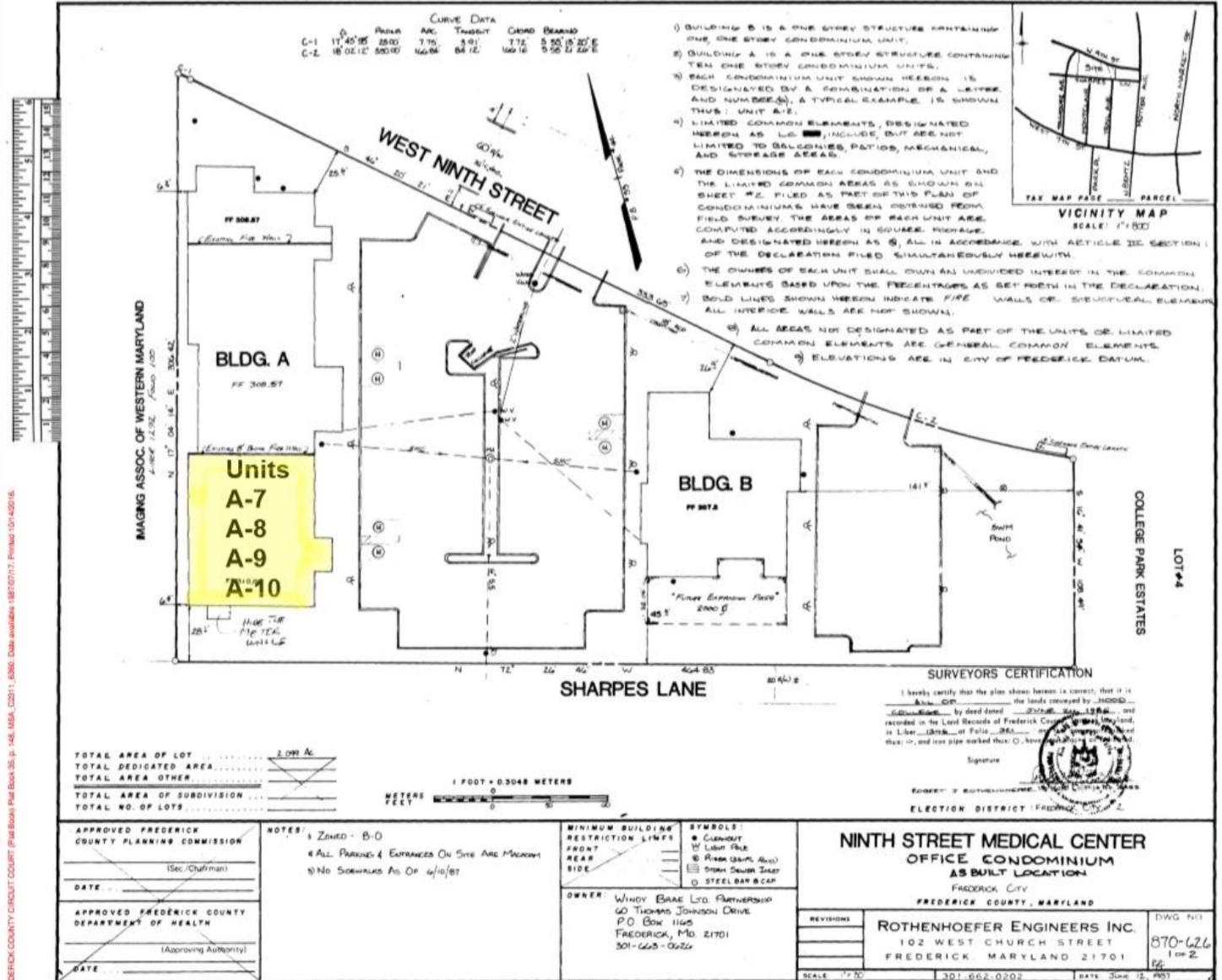
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CONDO SITE PLAN

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PHOTOS

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PHOTOS

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DEMOGRAPHICS

FOR SALE: 310 West Ninth Street Building A, Frederick, MD 21701



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	15,394		89,225		130,450	
2020 Estimate	14,585		84,155		122,522	
2010 Census	13,438		75,208		106,381	
Growth 2020 - 2025	5.55%		6.02%		6.47%	
Growth 2010 - 2020	8.54%		11.90%		15.17%	
2020 Population by Hispanic Origin	1,485		14,597		18,484	
2020 Population	14,585		84,155		122,522	
White	11,298	77.46%	57,505	68.33%	87,664	71.55%
Black	2,206	15.13%	17,044	20.25%	21,375	17.45%
Am. Indian & Alaskan	84	0.58%	710	0.84%	878	0.72%
Asian	501	3.44%	5,375	6.39%	7,739	6.32%
Hawaiian & Pacific Island	10	0.07%	147	0.17%	189	0.15%
Other	486	3.33%	3,374	4.01%	4,677	3.82%
U.S. Armed Forces	17		424		567	
Households						
2025 Projection	6,881		34,715		49,855	
2020 Estimate	6,525		32,729		46,791	
2010 Census	6,084		29,358		40,690	
Growth 2020 - 2025	5.46%		6.07%		6.55%	
Growth 2010 - 2020	7.25%		11.48%		14.99%	
Owner Occupied	3,217	49.30%	19,684	60.14%	30,541	65.27%
Renter Occupied	3,308	50.70%	13,044	39.85%	16,249	34.73%
2020 Households by HH Income	6,526		32,728		46,791	
Income: <\$25,000	1,165	17.85%	4,237	12.95%	5,427	11.60%
Income: \$25,000 - \$50,000	1,490	22.83%	6,827	20.86%	8,680	18.55%
Income: \$50,000 - \$75,000	896	13.73%	5,257	16.06%	6,899	14.74%
Income: \$75,000 - \$100,000	1,018	15.60%	4,786	14.62%	7,095	15.16%
Income: \$100,000 - \$125,000	646	9.90%	3,977	12.15%	6,151	13.15%
Income: \$125,000 - \$150,000	389	5.96%	2,201	6.73%	3,142	6.71%
Income: \$150,000 - \$200,000	423	6.48%	2,718	8.30%	4,761	10.18%
Income: \$200,000+	499	7.65%	2,725	8.33%	4,636	9.91%
2020 Avg Household Income	\$88,234		\$96,173		\$104,001	
2020 Med Household Income	\$67,173		\$75,225		\$83,419	

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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 Mottler Ave	Sharpes Ln	0.03 N	2020	8,042	MPSI	.15
2 Mottler Ave	W 9th St	0.03 S	2020	6,114	MPSI	.16
3 Mottler Avenue	W 10th St	0.01 S	2020	5,727	MPSI	.20
4 W 9th St	Mottler Pl	0.02 E	2020	5,171	MPSI	.20
5 N Bentz St	Maple Ave	0.02 S	2020	7,105	MPSI	.30
6 W 7th St	Reservoir Aly	0.06 SE	2020	1,713	MPSI	.31
7 W 7th St	Apple Ave	0.06 NW	2020	3,846	MPSI	.31
8 W 7th St	Apple Ave	0.05 NW	2020	2,835	MPSI	.32
9 W 7th St	Apple Ave	0.03 NW	2020	3,666	MPSI	.34
10 North Bentz Street	Maple Ave	0.03 N	2020	6,765	MPSI	.35

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Frederick City Zoning – Professional Business (PB)

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

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- 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
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...

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