

FOR SALE

\$606,300

50 Carroll Creek Way, Frederick, MD

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™

Prime Space for Sale in Professional Office Condominium

This office condominium unit, Suite 210, consists of 2,580 SF situated in beautiful Downtown Frederick and overlooks Carroll Creek. This office unit features eight (8) large private offices with several windows and upgraded finishes and lighting. Enjoy stunning views from the expansive conference room, or a bite to eat in the kitchenette area. Common area bathrooms are available on each floor, as well as key-only elevator access. Quick access to regional and local highways, including Route 15, Route 40, I-70, and I-270, and surrounded by convenient restaurants and retail.



PRESENTING

Location: 50 Carroll Creek Way, Frederick, Maryland

Legal: Tax Map 077B, Parcel 0095B

Zoning: Frederick City: DB — The Downtown Commercial/Residential District is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

Property Details:

- Conveniently located along Carroll Creek in Downtown Frederick
- Kitchenette/break room area
- Upgraded finishes throughout the building
- Directly across from Carroll Creek parking garage
- Beautiful office view of Carroll Creek and downtown
- Walking distance to restaurants, retail, and a library

Utilities: Public water and sewer

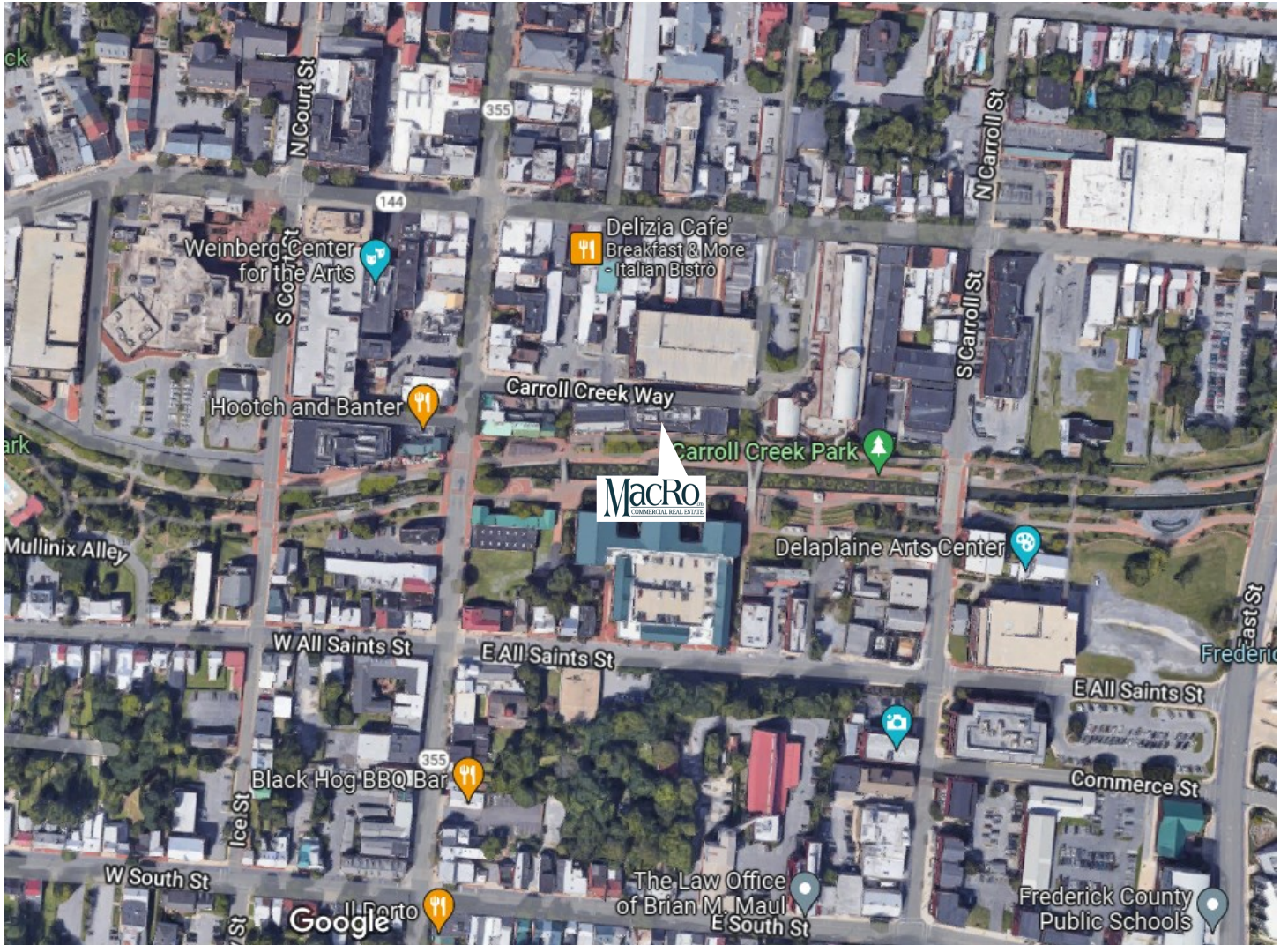
Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205

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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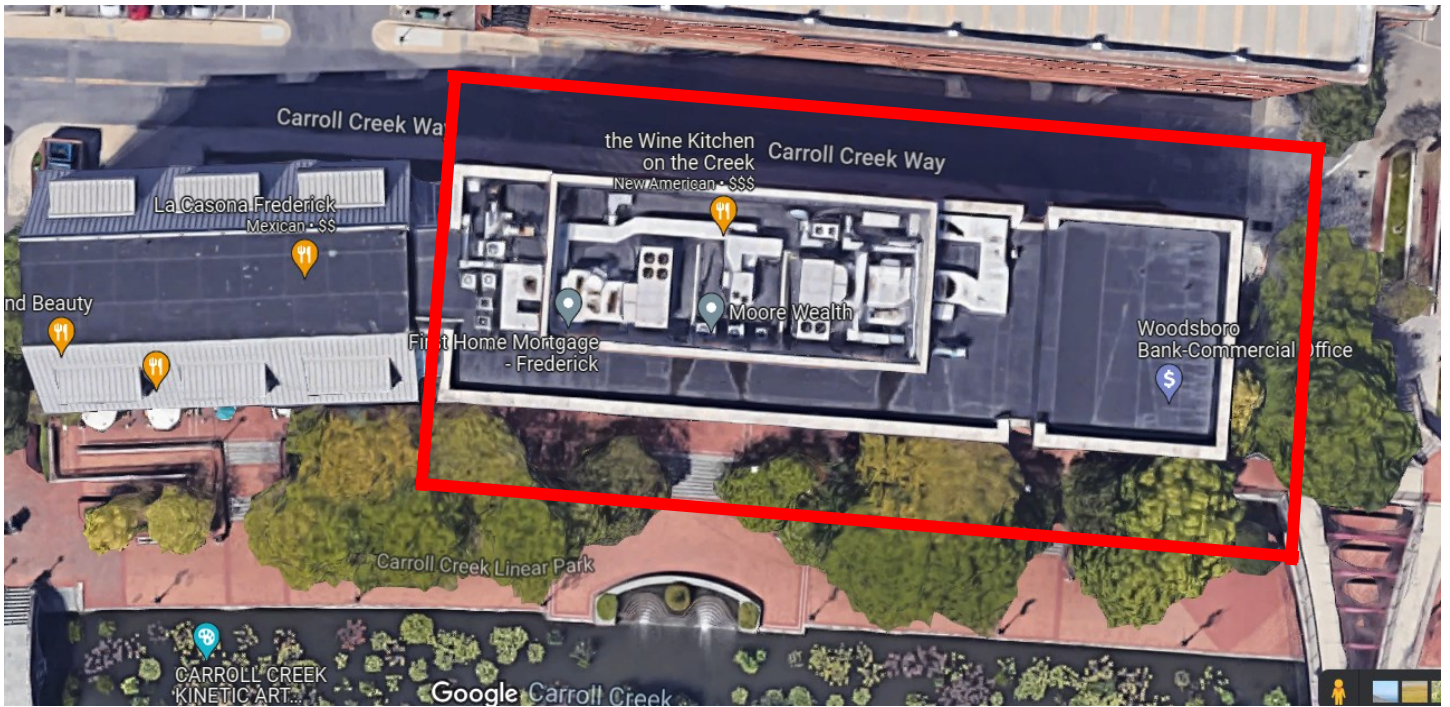


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AERIAL

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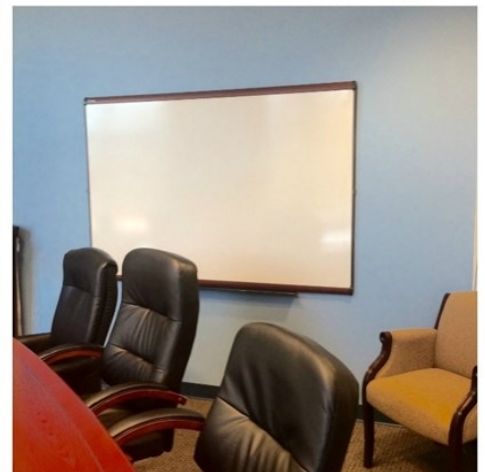
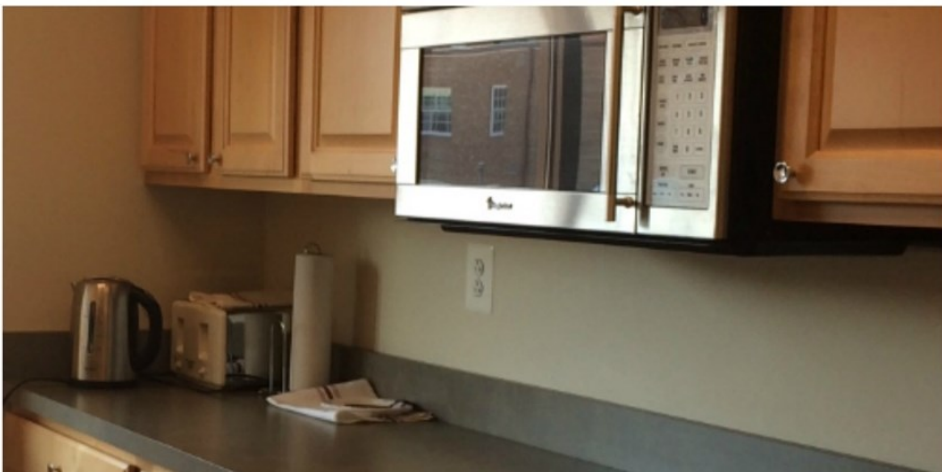
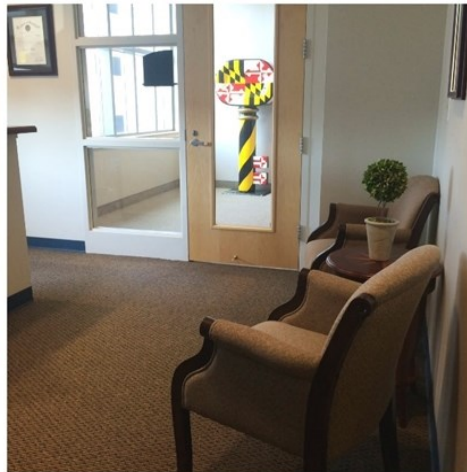


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PHOTOS

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ZONING



FOR SALES 50 Carroll Creek Way, #210, Frederick, MD

Frederick City Zoning – Downtown Commercial/Residential District (DB)

The Downtown Commercial/Residential District (DB) is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

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

- Accessory Apartments
- Duplex
- Multi-Family
- Multi-Family with Accessory Retail
- Single-Family
- Townhouse
- Two-Family
- Bed and Breakfast
- Group Home
- Hotel, Motel, and Tourist Court
- Senior Living and Retirement Facilities
- Nursing home/Domiciliary Care/Adult Living Facilities
- Rooming House
- Accessory Drive Through Facilities
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Parts and Accessories
- Bakery, Baked Goods Store
- Barber/Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Books, Magazines, Newspapers, etc.
- Locksmith
- Business Machines/Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Cards, Stationary
- Caterer
- Commercial Use in Historic Structures
- Convenience Stores, with/without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Stores
- Discount Stores
- Drugs, Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Grocery Stores
- Handcraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Continued Next Page...

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ZONING-Continued



FOR SALE 50 Carroll Creek Way, #210, Frederick, MD

- Meats, Butcher Shop
- Medical Supplies
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photographic Studio
- Picture Framing
- Professional Service not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General/Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (excludes Engraving)
- Tailoring
- Tobacco Products
- Toys
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Veterinary Clinic/Hospital without Boarding
- Video/DVD (Sales or Rental)
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Health Club or Spa
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Swimming Pools (Residential Development / HOA Specific-Accessory)
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Cultural Centers (Museum, Library, etc.)
- Funeral Home with/without Crematorium
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Public or 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
- Greenhouse, Commercial
- And More...

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