

# FOR SALE

**\$2,550,000**

**90 W Main St, New Market, MD**

**MacRo**<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE<sup>TM</sup>

## **Opportunity to Purchase Spacious Warehouse with Office & Outside Storage in Historical Downtown New Market**

This unique property situated within downtown New Market features 14,616 SF above grade living area featuring a three-story office, detached office, warehouse, shed, and detached two car garage. Situated on 2.8 acres, this property overlooks I-70. The three-story main office building features common areas with several large offices, kitchen/dining area, common area bathrooms, and lots of windows. Excellent access to regional and local highways, including I-70, Route

### **PRESENTING**



**Location:** 90 W Main St, New Market, Frederick, Maryland 21774

**Legal:** Tax Map 079I, Parcel 3756

**Zoning:** ◦ Limited Industrial and Highway Services  
*Note: Non-conforming use and in the zoning on a special exception. New business will require approval from town of New Market.*

**Property  
Details:**

- Various buildings for mixed uses
- Situated on 2.8 acres
- Several private offices and common areas
- Excellent visibility and signage opportunity
- Ample surface parking

**Utilities:** Public water and sewer

**Contact:** Ashleigh Kiggans, Vice President  
Office: 301-698-9696 ext. 205  
Mobile: 703-507-1069  
Email: ashleigh@macroltd.com

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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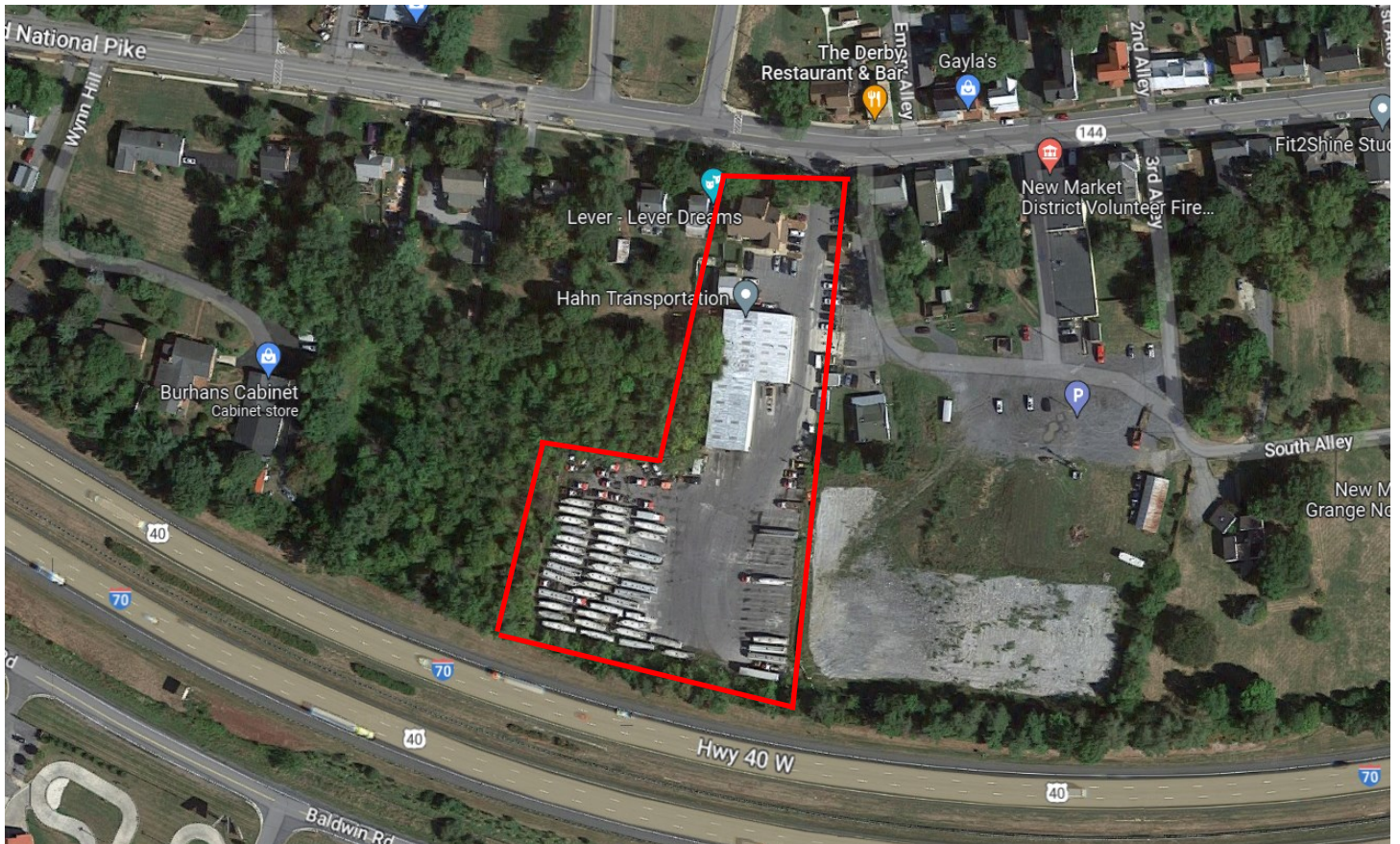


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# AERIAL

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# PHOTOS

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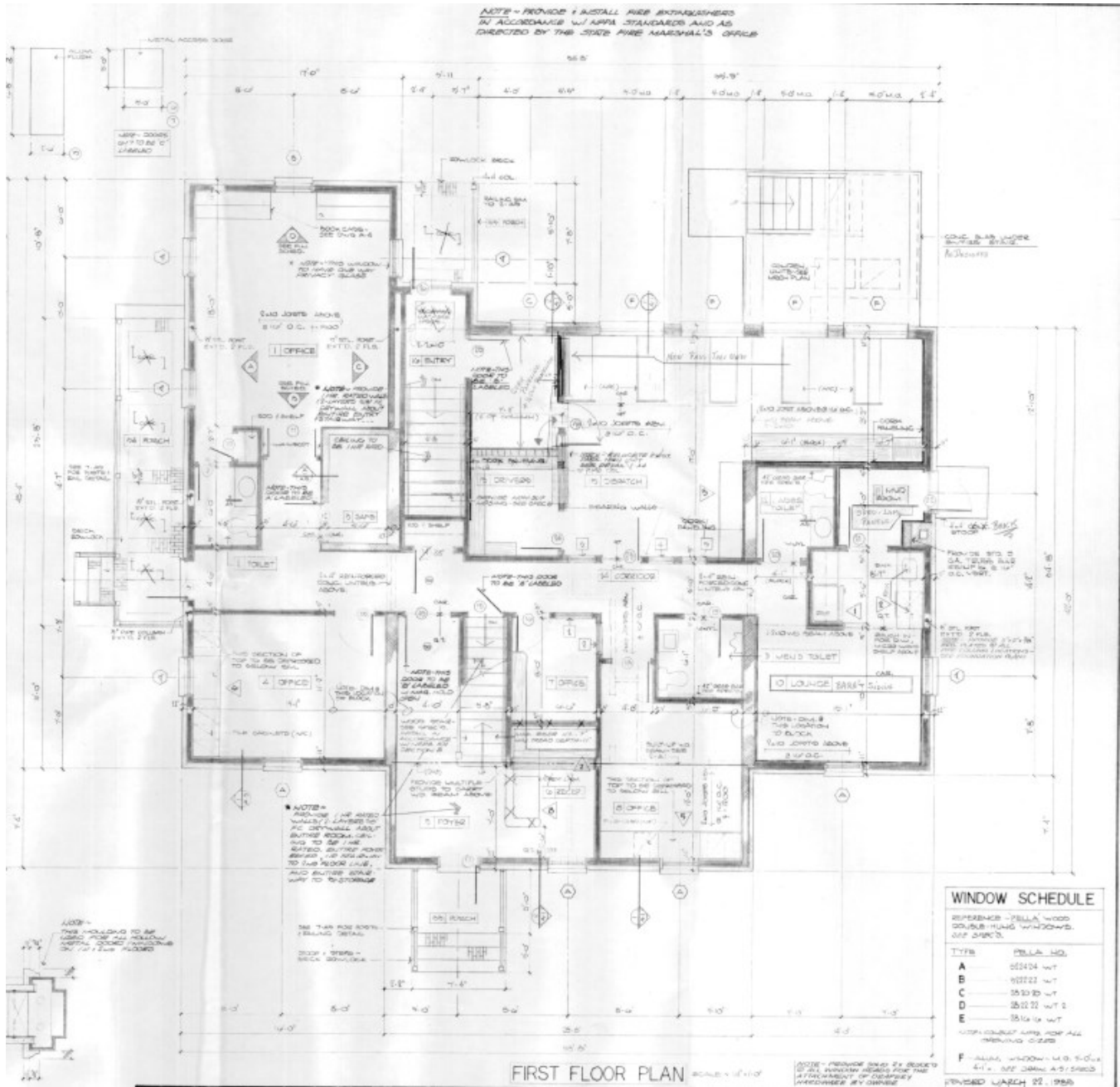


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# First Floor Plan

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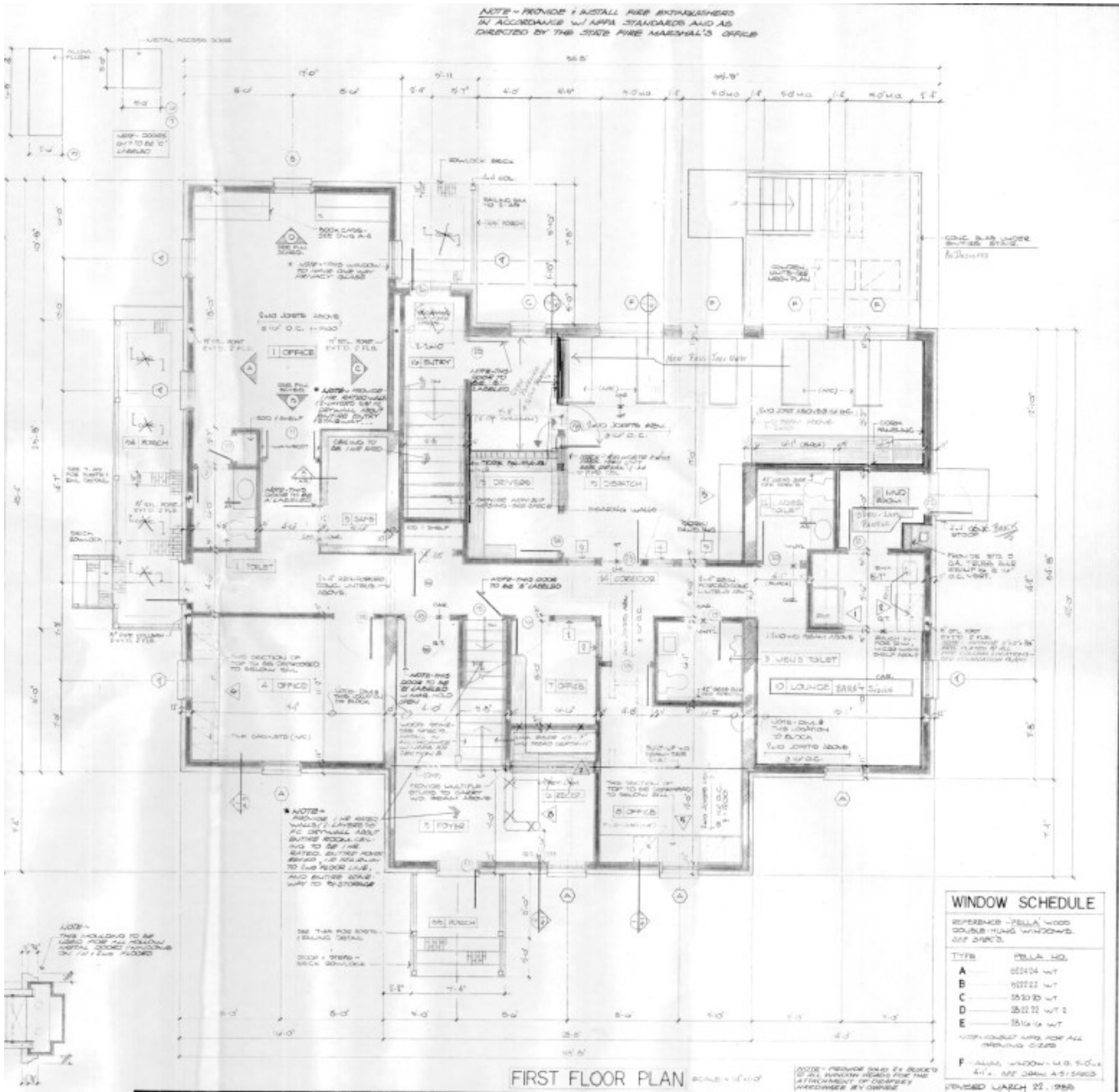
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# Second Floor Plan

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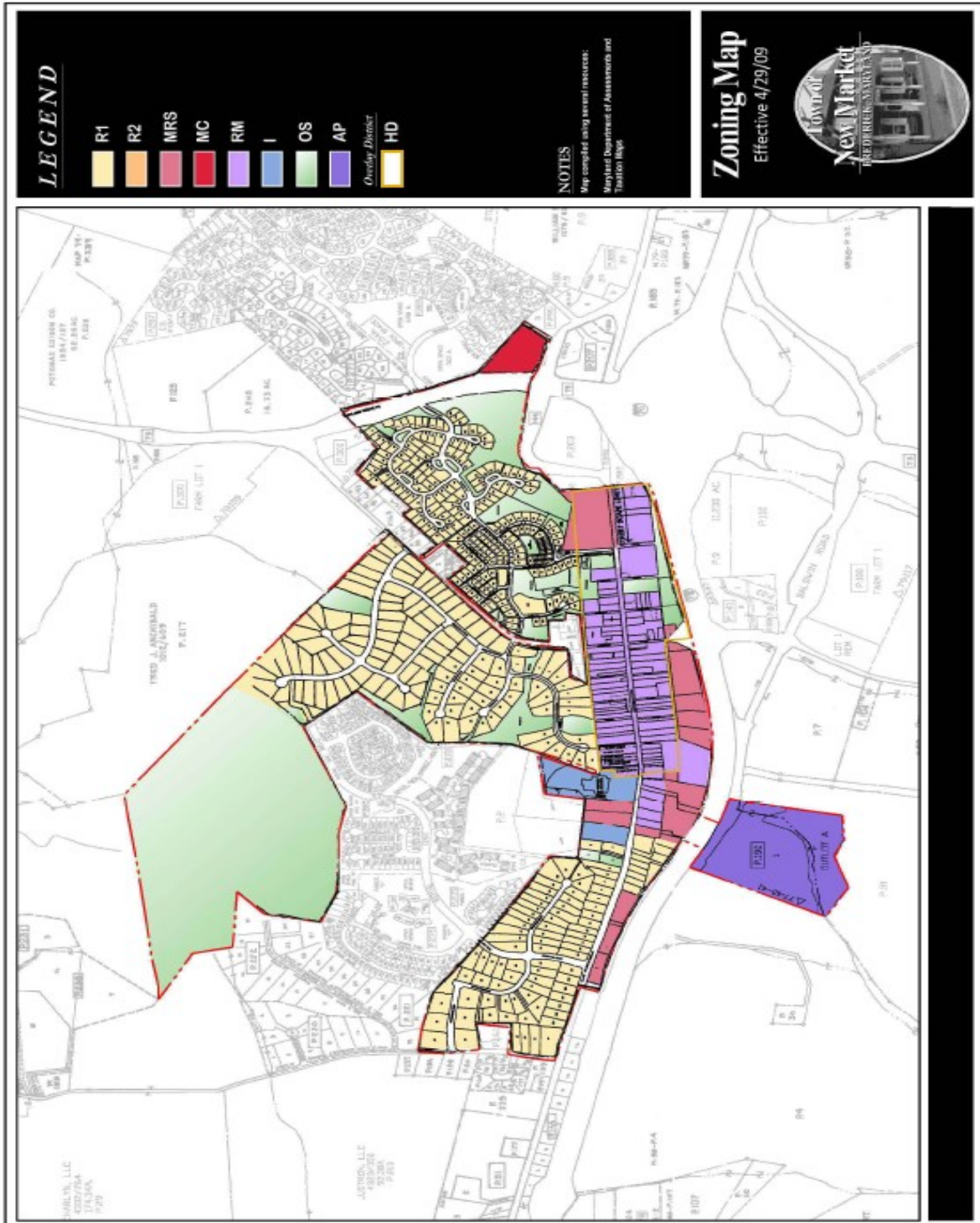
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# ZONING

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# ZONING

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## Frederick County Zoning – Limited Industrial District (LI)

The Limited Industrial District (LI) is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Airports, Public
- Fairground
- Shooting Range/Club - Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private and/or Commercial Use
- Child Care Center/Nursery School
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric Substation
- Borrow Pit Operations
- Recycling Pickup and Distribution Centers
- And more...

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