

FOR SALE

\$519,000

3430 Worthington Blvd, Suite 205, Frederick, MD

MacRo^{LTD.}
COMMERCIAL REAL ESTATE



Prime Investment Opportunity in Urbana Medical Center Condos

This first floor 1,710 +/- SF office suite, Suite 205, is a prime investment opportunity within the beautiful Urbana Medical Center Condos. Conveniently located off Route 355 in the heart of Urbana, this office suite is easily accessible and has excellent roadside visibility. The office suite is currently occupied with a strong long-term tenant, Rock Creek Dermatology, whom just executed their 5-year lease extension. Additional lease details are available with an executed NDA.

Excellent access to regional and local highways, including Route 15, I-70, and I-270, and is surrounded by several restaurants, retail, and schools.

PRESENTING

Location:

3430 Worthington Blvd, Suite 205, Frederick, Maryland

Legal:

Tax Map 0096, Parcel 0249

Zoning:

Frederick County: The Village Center (VC) is intended to reinforce and enhance the historically mixed-use areas within rural communities and designated growth areas. The district provides for the location of a variety of limited commercial uses and a range of housing types while maintaining the compatibility of new development with existing development through design standards. A mix of uses is encouraged in the village center, either within a single structure or as separate uses located throughout the district.

Property Details:

- First floor office suite 1,710 +/- SF
- Conveniently located in Urbana, MD
- Excellent investment opportunity
- Current tenant is Rock Creek Dermatology
- Ample surface parking lot

Utilities:

Public water and sewer

Contact:

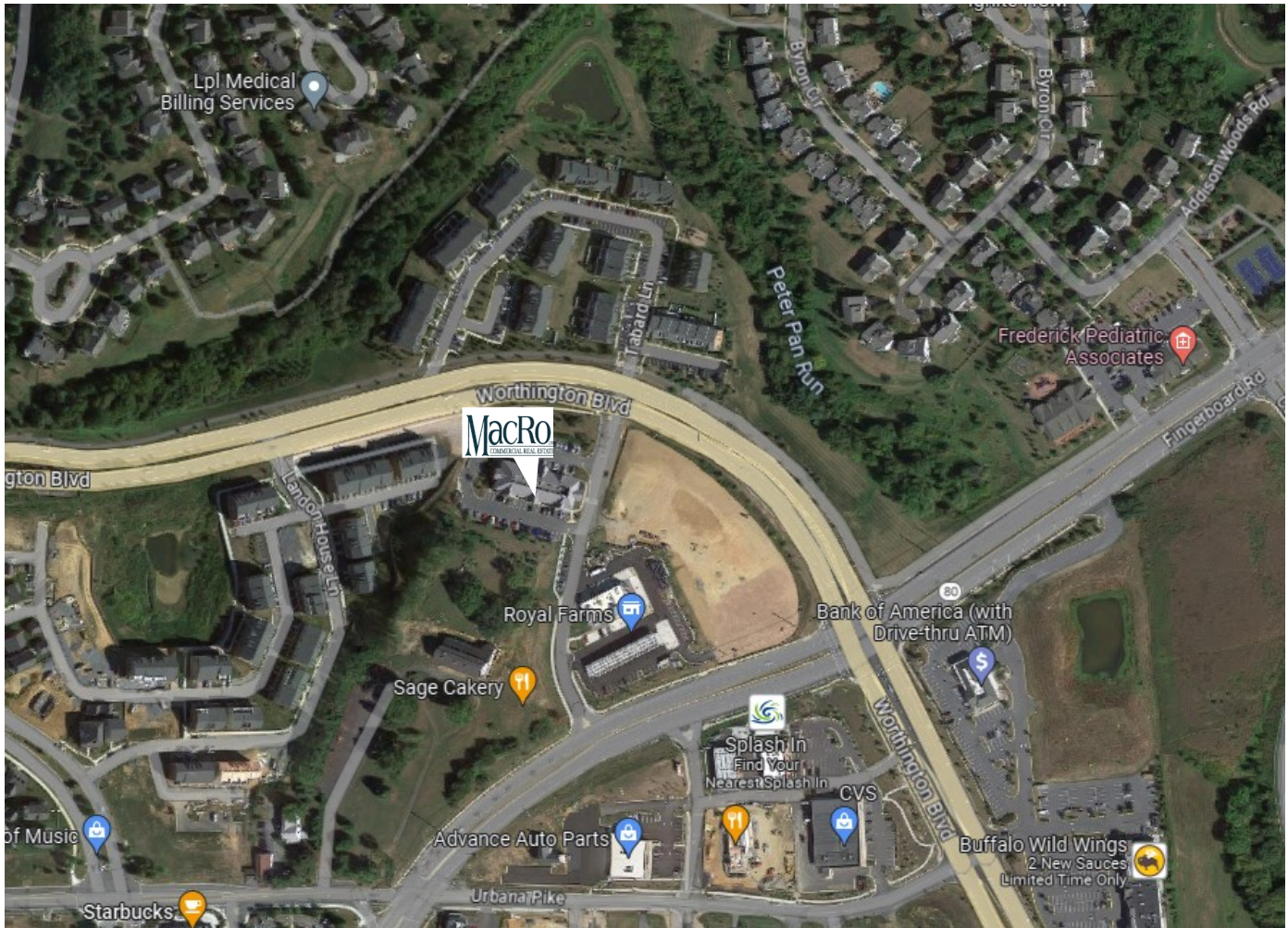
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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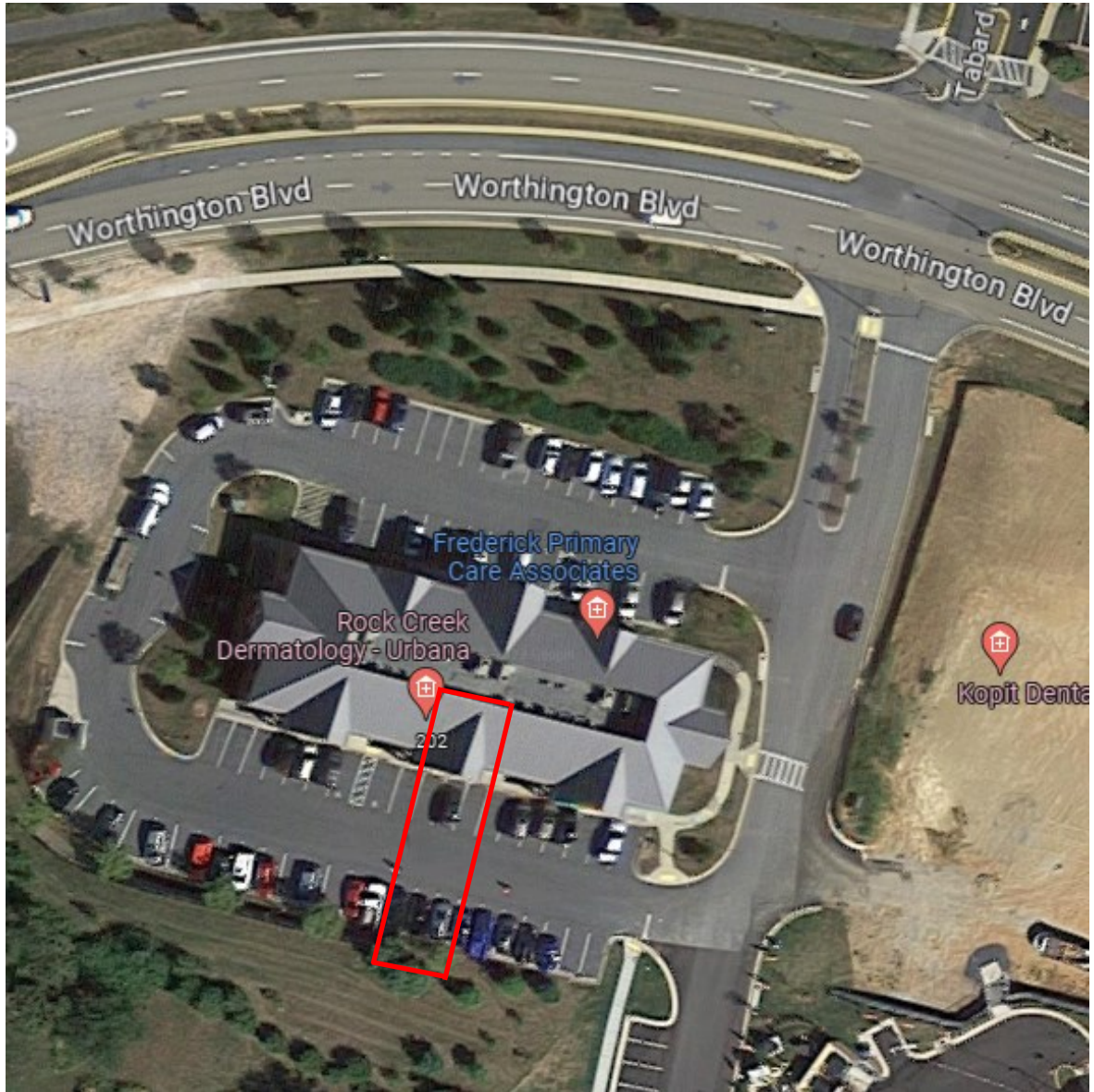


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AERIAL

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