

FOR SALE

\$519,000

3430 Worthington Blvd, Suite 205, Frederick, MD

MacRo
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COMMERCIAL REAL ESTATE



Prime Investment Opportunity in Urbana Medical Center Condos

This first floor 1,710 +/- SF office suite, Suite 205, is conveniently located off Route 355, in the heart of Urbana. The suite is currently occupied with a tenant, Rock Creek Dermatology and the building has roadside visibility. 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

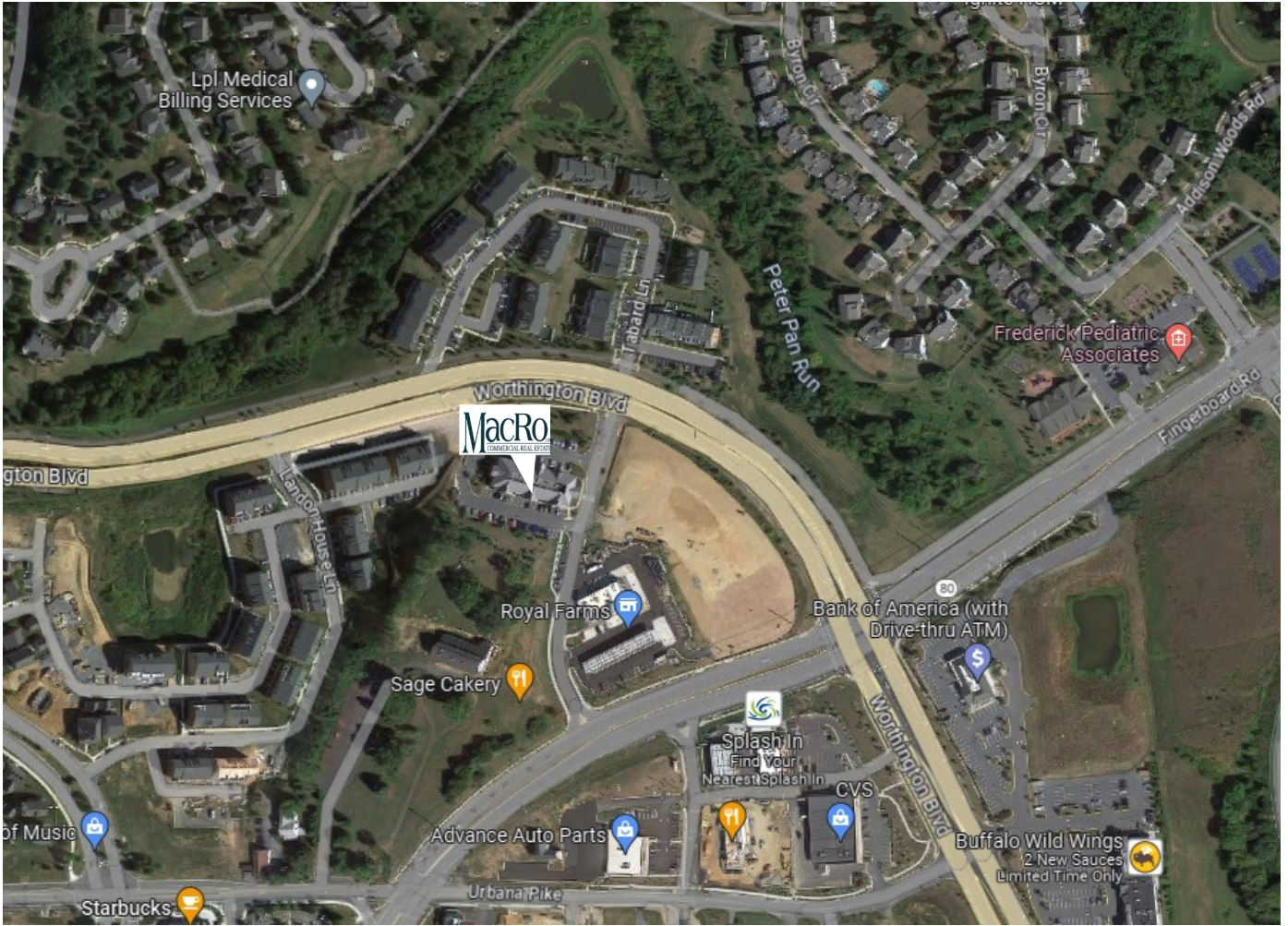
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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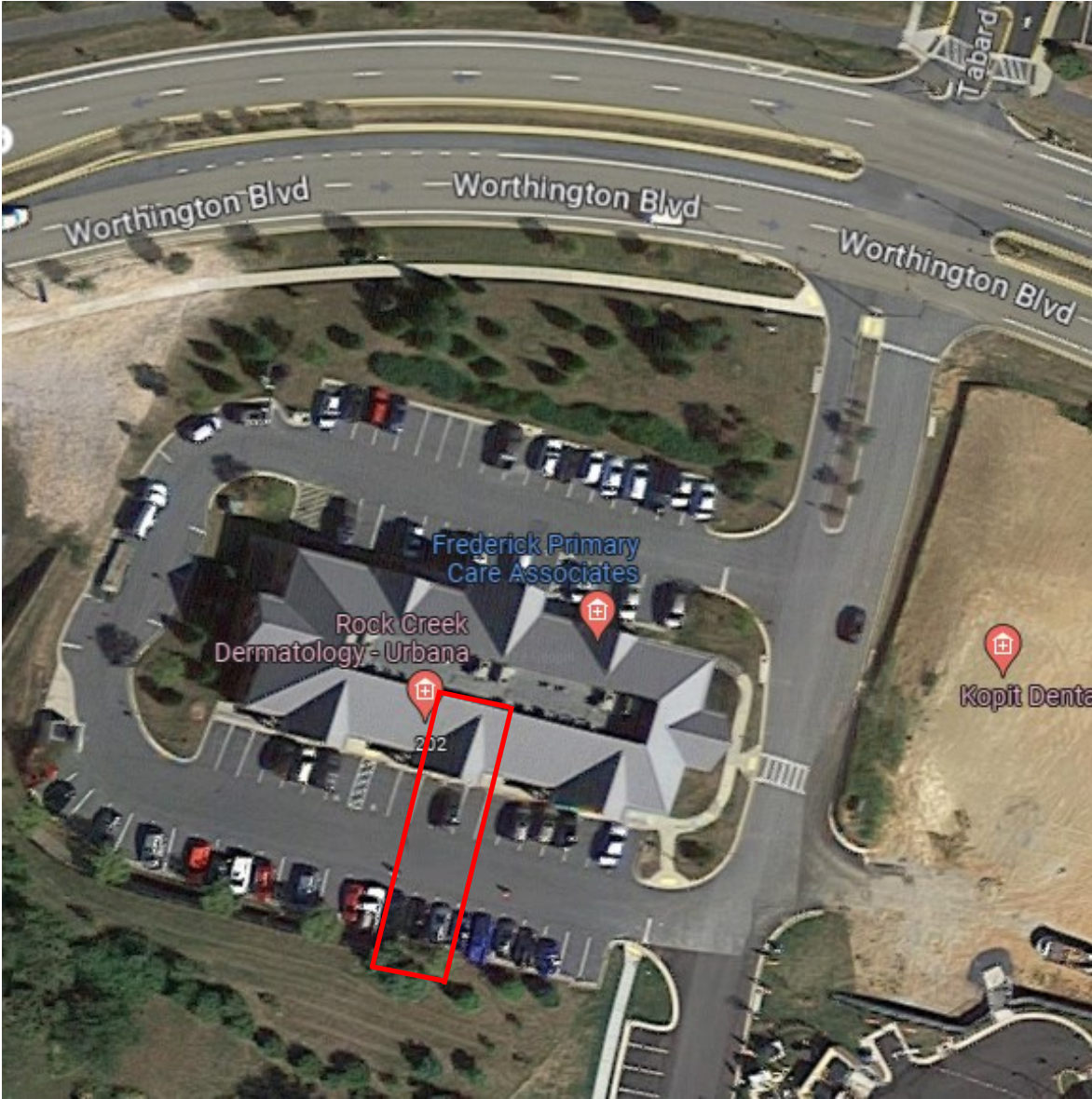


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