

FOR SALE

\$695,000

3528 Worthington Blvd, Frederick, MD

MacRo
LTD.
COMMERCIAL REAL ESTATE



Beautiful, Well-kept, Investment Opportunity in Urbana!

Beautiful 3-level office/retail property located in the highly sought after Villages of Urbana! The property boasts 2,769 SF (900 SF+/- per a floor). Conveniently located off Route 355 in the heart of Urbana, this office suite is easily accessible and has excellent roadside visibility. This property is great for an investor or owner-user. Tenant currently occupying the first floor unit on a 2-years lease. Second and third floors are vacant. Vacant floors could be converted to residential rental units. *(Units 201 & 301 are available for lease as well.)*

Excellent access to regional and local highways, including Route 15, I-70, and I-270.

PRESENTING

Location: 3528 Worthington Blvd, Frederick, MD 21704

Price: \$695,000

Legal: Tax Map 0096, Parcel 0249

Zoning: Frederick County: Planned Unit Development (PUD) is a floating zone established to provide for new development and redevelopment within identified growth areas that result in an integrated mixture of commercial, employment, residential, recreational, civic and/or cultural land uses as provided within the appropriate Frederick County Comprehensive, Community, or Corridor Plan. These uses planned and developed as a unit are intended to:

Property Details:

- Total size 2,736 SF (900 +/- per a unit)
- Conveniently located in Urbana, MD
- Excellent investment or owner-user opportunity
- Reserved onsite parking

Utilities: Public water and sewer

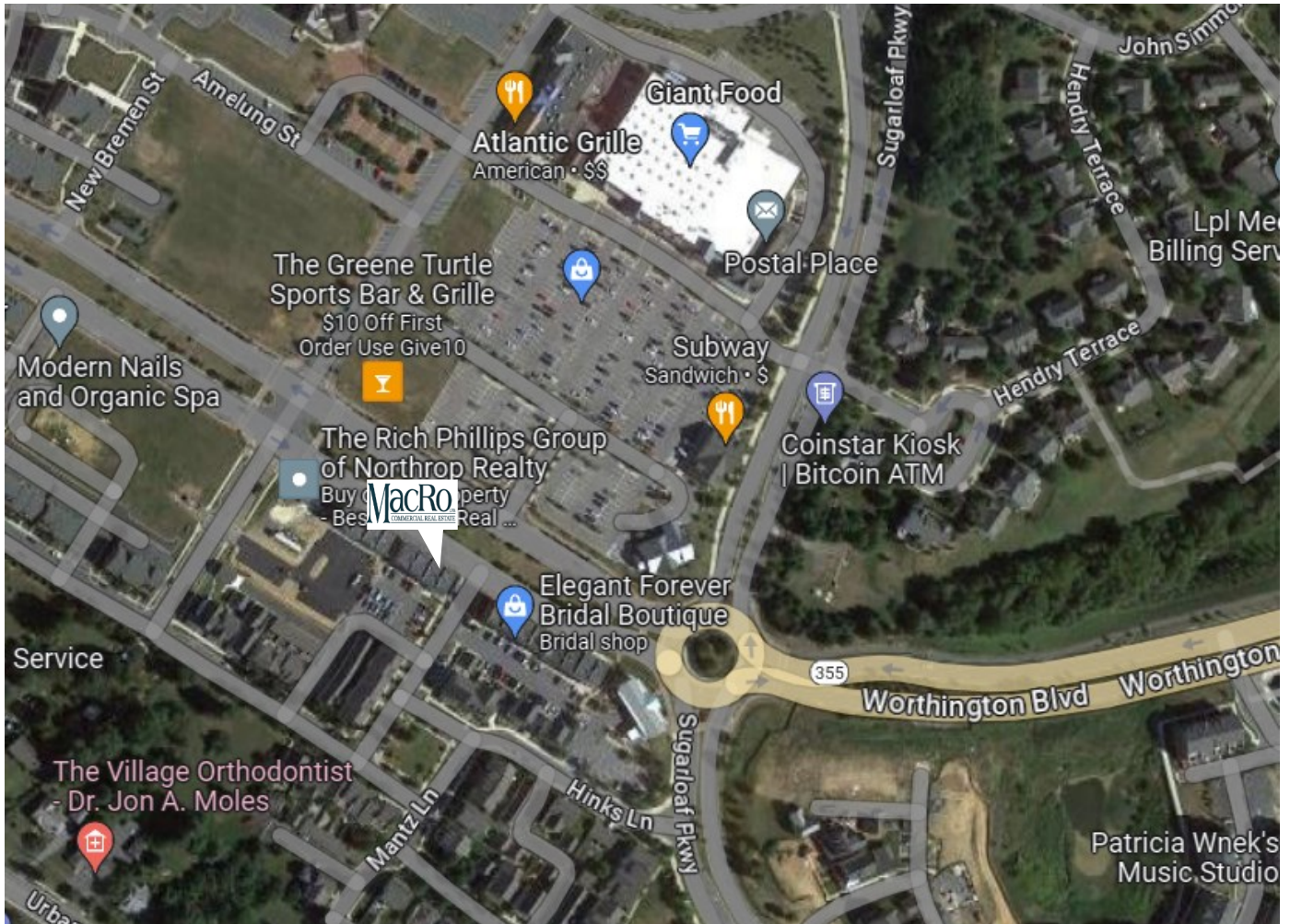
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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PHOTOS

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