



PROPERTY DESCRIPTION

Explore a prime investment opportunity with this well-maintained 1,176 SF building in the heart of Frederick. Built in 1910, this property offers a historic charm combined with modern utility, making it an ideal space for a variety of office or office building uses. Zoned DB, the location provides flexibility for potential tenants and businesses.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$295,000
Number of Units:	1
Building Size:	1,176 SF

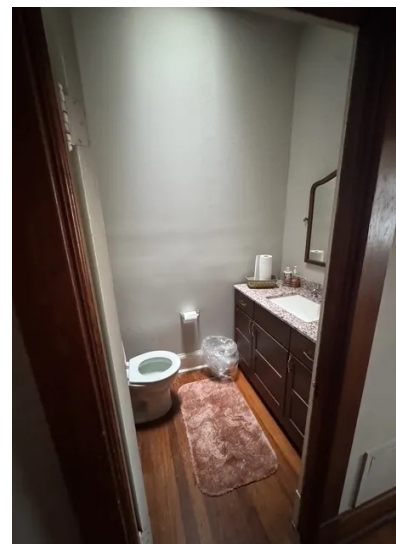
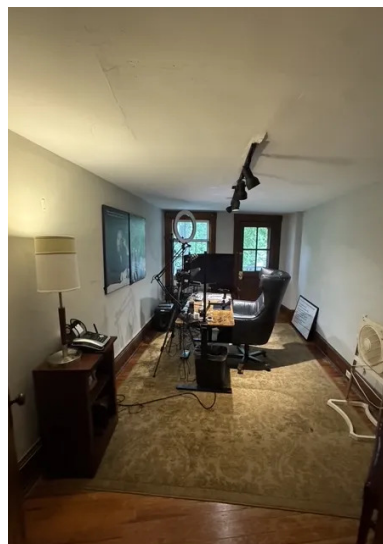
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	821	2,348	6,564
Total Population	1,500	4,605	14,026
Average HH Income	\$117,546	\$122,334	\$113,654

VCRE

50 Citizens Way, Suite 203
Frederick, MD 21701
vcre.com

JUSTIN SALTZMAN

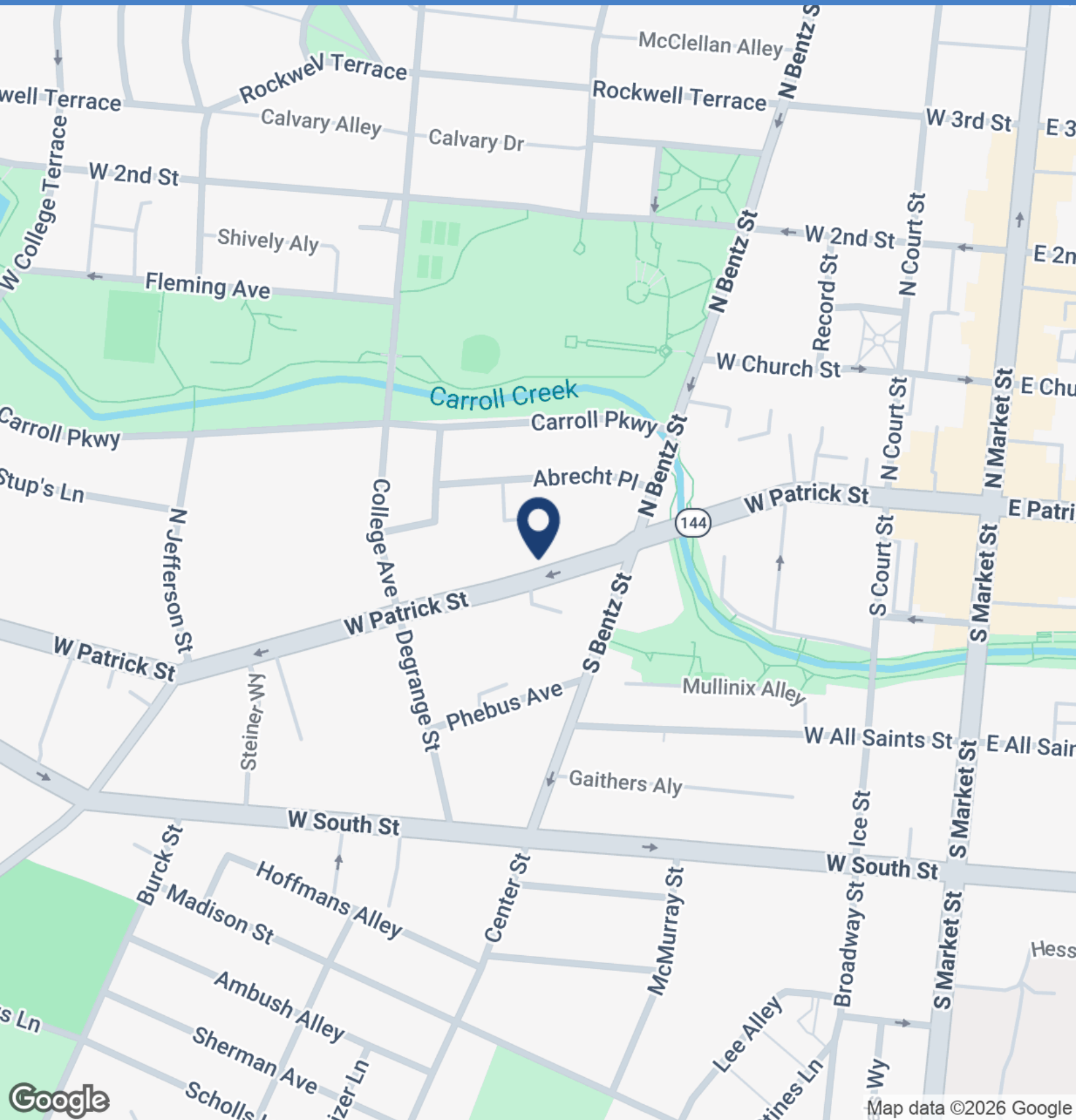
Senior Sales & Leasing Associate
301.639.5894
justin@vcre.com



233 W PATRICK ST

Frederick, MD 21701

Office Building For Sale

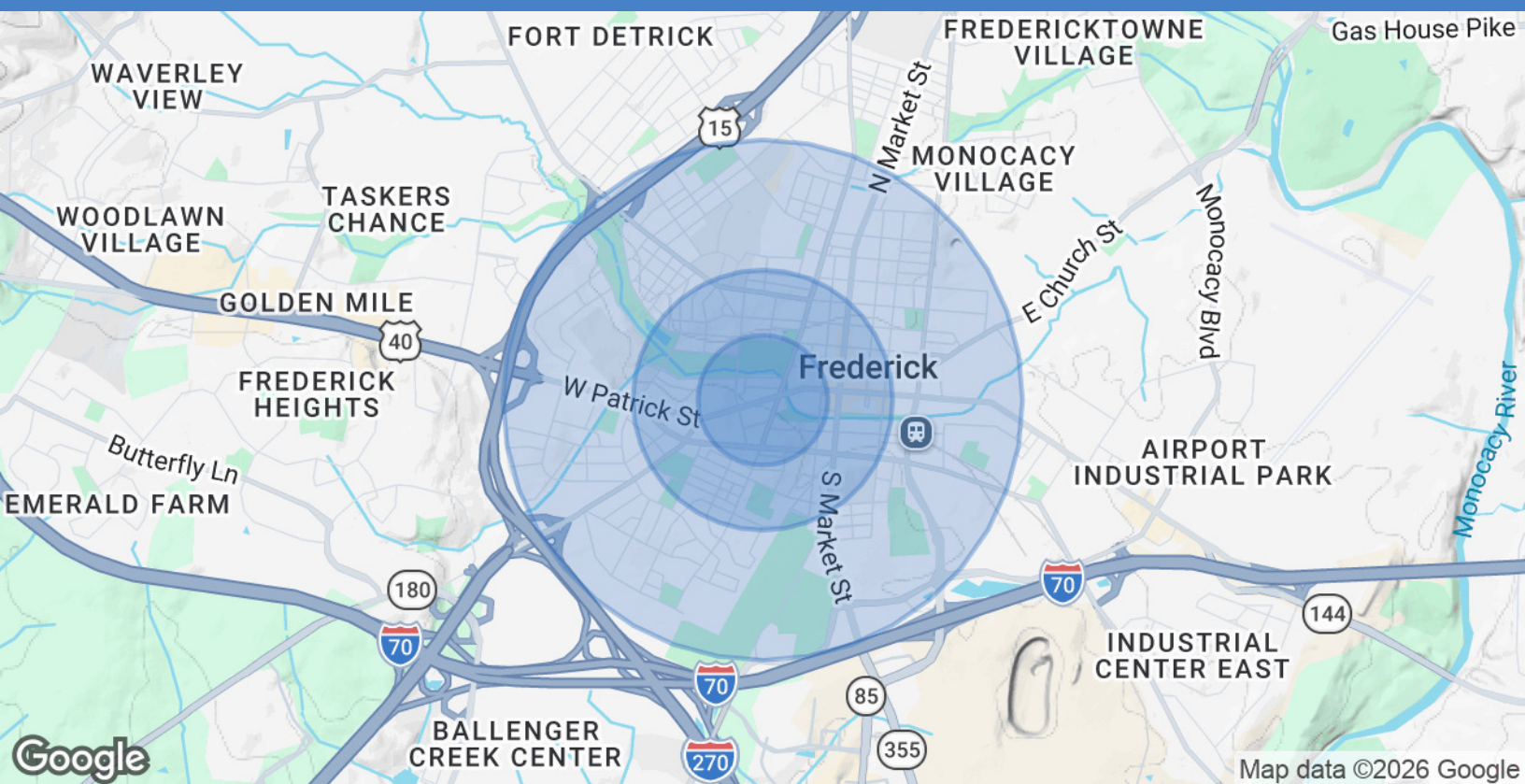


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,500	4,605	14,026
Average Age	39.9	41.6	39.2
Average Age (Male)	38.8	39.5	37.4
Average Age (Female)	40.6	44.1	41.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	821	2,348	6,564
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$117,546	\$122,334	\$113,654
Average House Value	\$449,711	\$474,060	\$443,281

2023 American Community Survey (ACS)

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