



FOR SALE: \$725,000

509 S MARKET ST

FREDERICK, MARYLAND

ABOUT THE PROPERTY

509 S Market St is an opportunity to acquire a fully-leased downtown Frederick asset. The building's beautiful brick construction well-represents charming downtown Frederick. The first floor retail space is leased to Illuminate Beauty Studio and the upper level is currently occupied as a large one-bedroom apartment. The property boasts ample private rear parking which is a rarity in downtown Frederick. This offering is an amazing investor play in a premium location.

- 2,378 Square Feet on Two Levels
- Fully-Leased
- Core Downtown Frederick Asset
- Private Parking Included
- Historic Charm - Constructed in 1881.

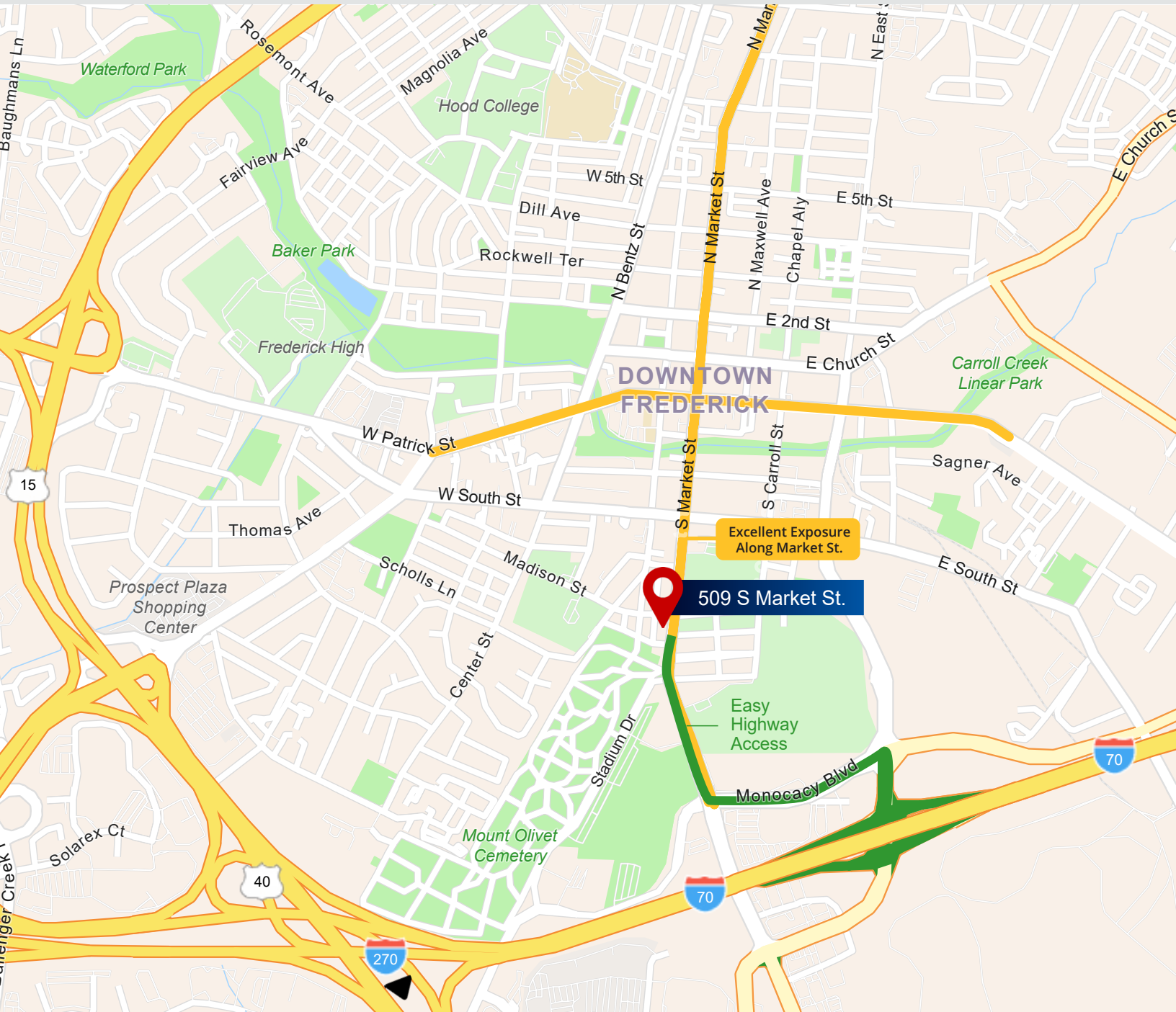
FOR MORE INFORMATION

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AERIAL



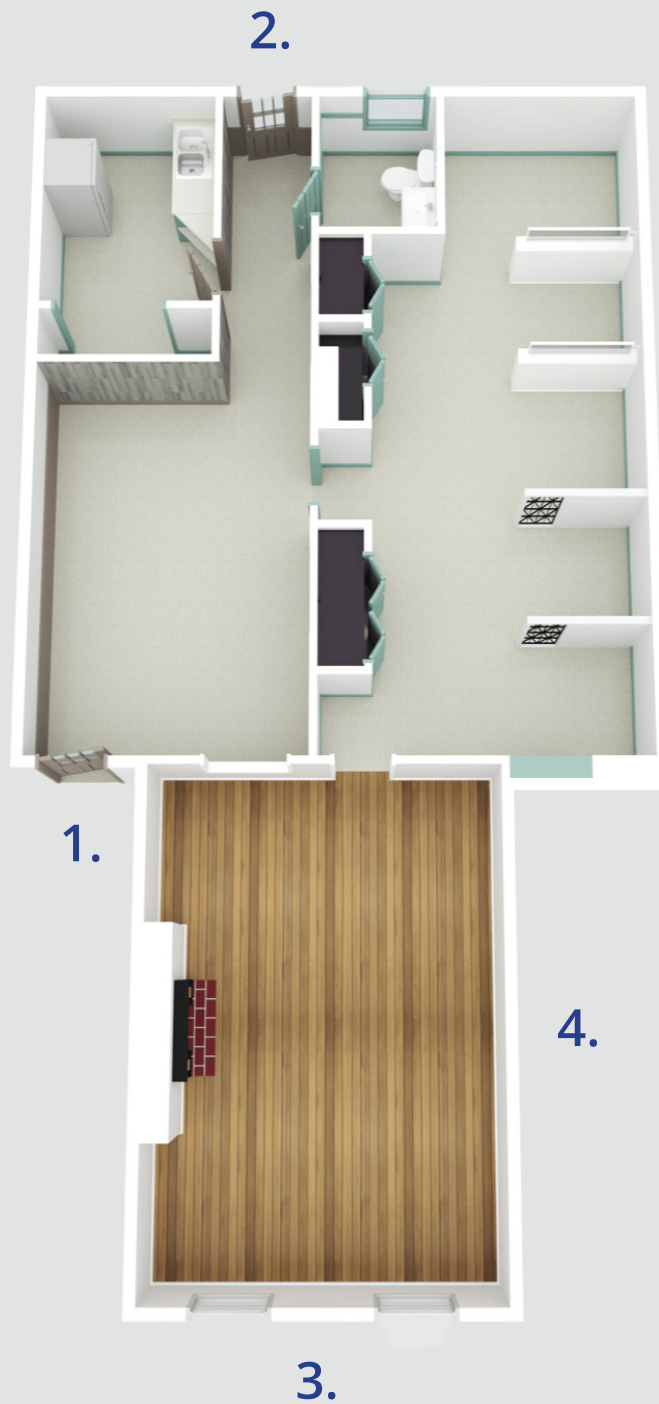
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1ST FLOOR RETAIL SPACE PLAN



Illuminate Beauty Studio

1. Retail Space Main Entrance
2. Retail Space Exit into Parking Lot
3. Market St
4. Residential Tenant's Premises

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