



# FOR SALE

28 E Baltimore, Hagerstown, MD

**\$3,200,000**

A rare opportunity awaits in the heart of downtown Hagerstown! Hub City Vinyl, Maryland's largest record store, and Live at Hub City, an intimate live music venue, are now available for sale—along with the iconic building they call home. This turn-key business is a staple of the community, drawing music lovers and collectors from near and far. Featuring an extensive collection of vinyl records, CDs, and music memorabilia, plus a vibrant performance space for live events, this is a dream investment for entrepreneurs and music enthusiasts alike. Situated in a prime downtown location with high visibility and foot traffic, the property itself adds immense value, offering endless possibilities for future growth. Contact us today for more details.

- Zoned CC-MU
- .99 Acres
- 20,000 SF, 4,000 SF Basement
- Building & Businesses for sale
- Easement to use county owned parking lot ~ 150 spaces
- 2 entertainment venues (capacity estimated 241 & 700)



**BERKSHIRE HATHAWAY** | HOMESALE REALTY  
HOMESERVICES

COMMERCIAL DIVISION

**Taylor Bowen, CCIM**  
**Associate Broker**

301-745-1620 office

301-346-3664 cell

taylor@bowencommercial.com

BowenCommercial.com