

116 W. Baltimore Street Hagerstown MD 21740



FOR SALE - PROPERTY SUMMARY:

- **Older Structure. c 1962** – To be sold in “as is, where is” condition
- **Building Condition** – deferred maintenance status, including HVAC major renovation
- **9,568 Sq. Ft. Bldg:** Lot 0.46 acre; 121 ft. x 166 ft; as per SDAT tax record
- **Strategic Downtown Location:** close to *New Meritus Baseball Stadium* & parking deck
- **Opportunity Zone/Map** – consult website re: federal program tax benefits
- **Month-to-Month Tenant Pays NO Rent** – non-profit org may be phasing out of Lease
- **SDAT Account Identifier:** District -03 Account Number – 031241; Map 0312 Parcel 2154
- **RMED Zoning (Residential Medium District)** – Existing Non-Conforming Use for offices

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