

FOR SALE

7415 Grove Rd

Frederick, MD 21704



LOCATION REVIEW

SALE PRICE: **2,400,000**

AVAILABLE SF: **10,896 SF**

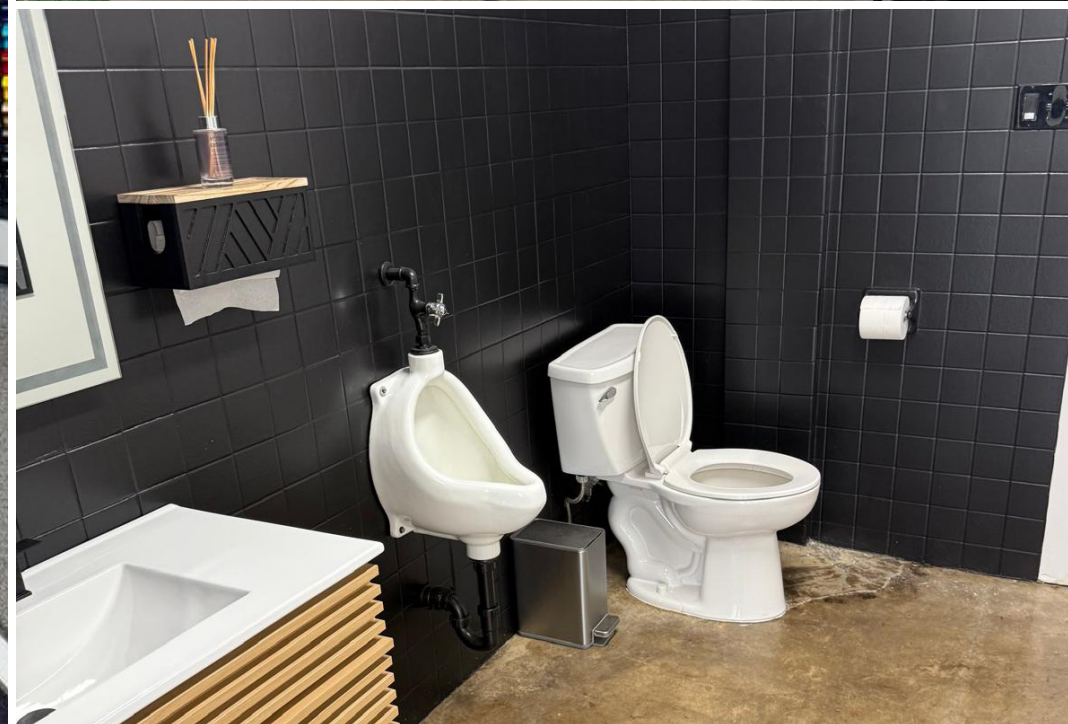
ZONING:
GENERAL COMMERCIAL

HIGHLIGHTS

- ▶ GREAT FOR RETAIL, AUTO AND INDUSTRIAL USES
- ▶ 10,000 SF FACILITY
- ▶ SHOWROOM/OFFICE SPACE
- ▶ WAREHOUSE/STORAGE
- ▶ ONE ACRE LOT
- ▶ PRIVATE PARKING 25 SPACES
- ▶ EXCELLENT RETAIL LOCATION
- ▶ HIGH TRAFFIC AND VISIBILITY
- ▶ PRIME LOCATION NEXT TO FSK MALL WITH GREAT ACCESSIBILITY FROM 270, 70 AND 355.
- ▶ 2 MILES FROM THE NEW WHOLE FOODS COMING SOON



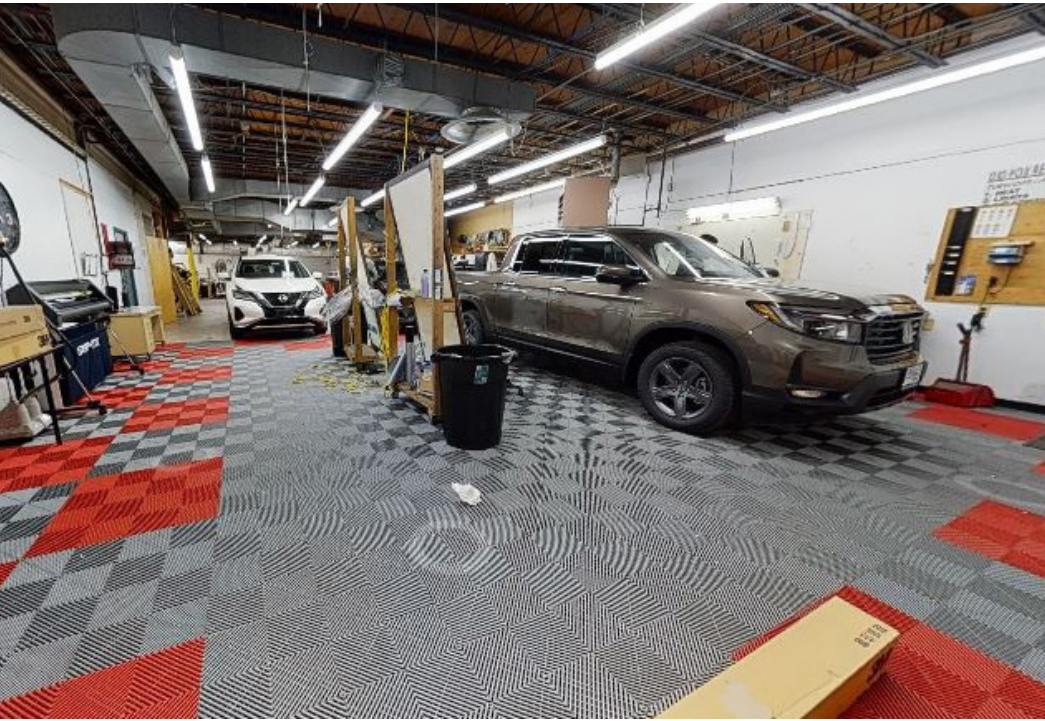
PHOTOS



PHOTOS



PHOTOS



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 6896 sq. ft, FLOOR 2: 7235 sq. ft
TOTAL: 14131 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Lucien T. Winegar to Frank Damazo Jr. by deed dated January 22, 1976, and recorded in the Land Records of Frederick County, Maryland, in Liber 978 at Folio 790 and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-103, 1974 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

7/19/79
DATE

Casimir M. Batis
CASIMIR M. BAZIS
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NO. 5080

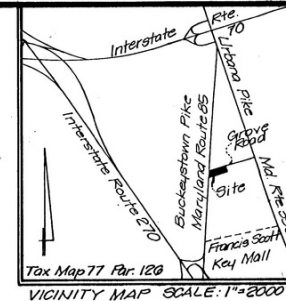
OWNERS CERTIFICATION AND DEDICATION

I, Frank Damazo Jr. owner of the property shown and described hereon, consent to and adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines; and dedicate the streets, walkways and other easements, to public use, unless otherwise noted on this plat. I, certify that there are no covenants, actions of laws, leases, liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision, except as herein indicated: a deed of mortgage recorded in Liber 978 at Folio 792 and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-103, 1974 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

7/20/79 *Frank Damazo Jr.* Frank Damazo Jr.
DATE WITNESS FRANK DAMAZO JR.-OWNER

We assent to this plan of subdivision
The Thurgood Bank

7-20-79 *Norman D. Martin* Norman D. Martin - PRESIDENT
DATE WITNESS



BUCKEYSTOWN PIKE MD. RTE. 85

Total Area of Lots _____ 1.9155 Ac.
Total Dedicated Area _____ 0.0773 Ac.
Total Area of Subdivision _____ 1.9028 Ac.
Total No. of Lots _____ 2

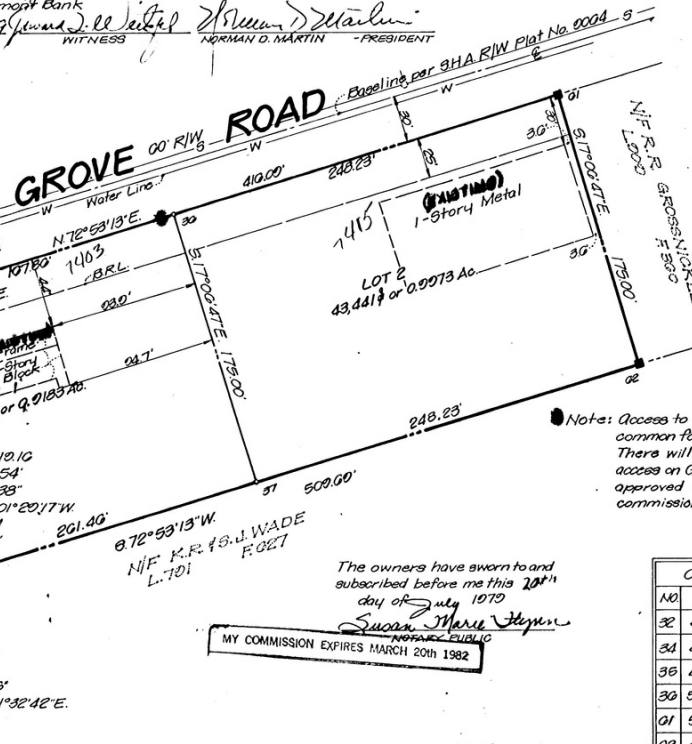
Plans for a community sewerage and water system and a point of discharge have been approved by the Md. State Department of Health and Mental Hygiene.

7/20/79 *Frank Damazo Jr.*
DATE FRANK DAMAZO JR.

Owner:
Frank Damazo Jr.
700 Montclair Avenue
Frederick, Maryland 21701
301-662-4502

BAZIS, CARLIN AND ASSOCIATES INC.
Engineers Surveyors Planners
2502 Grain Highway
Bowie, Maryland 20716
301-262-7273

No Road Guarantee Needed
10-3-79 R.L.S.



Note: Access to Grove Rd is common for Lots 1 and 2. There will be no other access on Grove Rd, unless approved by the planning commission.

The owners have sworn to and subscribed before me this 18th day of July 1979

MY COMMISSION EXPIRES MARCH 20th 1982

COORDINATES		
NO	NORTH	EAST
32	4800.308	4970.821
34	4840.794	4974.704
35	4825.103	5008.784
36	5044.320	5100.208
01	5117.542	5400.452
02	4980.220	5457.248
37	4877.244	5220.703

APPROVED
Frederick County
Planning Commission
7/19/79 *Richard J. Brumfield*
DATE SECRETARY OR CHAIRMAN

APPROVED
Department of Health
The use of community water supply and sewerage systems conform to the Frederick City Plan.

10/9/79 *Mark S. Schaefer MD*
DATE APPROVING AUTHORITY

NOTES:
1. All lots are to be served by public water and sewerage systems.
2. A 6 ft wide drainage and utility easement is reserved along all lot lines.
3. Direct access denied along lines 32 to 34 to 35 unless approved during Planning Commission site plan review.

Date	Revision



SYMBOLS
Monument -----
Pipe -----

Minimum Building
Restriction Lines
(B.R.L.)
Front B.R.L. 25 Ft
Side B.R.L. 8 Ft
Rear B.R.L. 25 Ft

FINAL PLAT
LOTS 1 and 2 SECTION ONE
DAMAZO TRACT
SITUATED ON ROUTE 85 at GROVE RD.
FREDERICK ELECTION DISTRICT NO. 2
FREDERICK COUNTY, MARYLAND
SCALE: 1"=50' DATE: JULY 1979

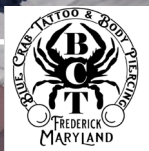
AERIAL MAP



RETAIL MAP



AREA MAP



7415 Grove Rd
Frederick, MD 21704



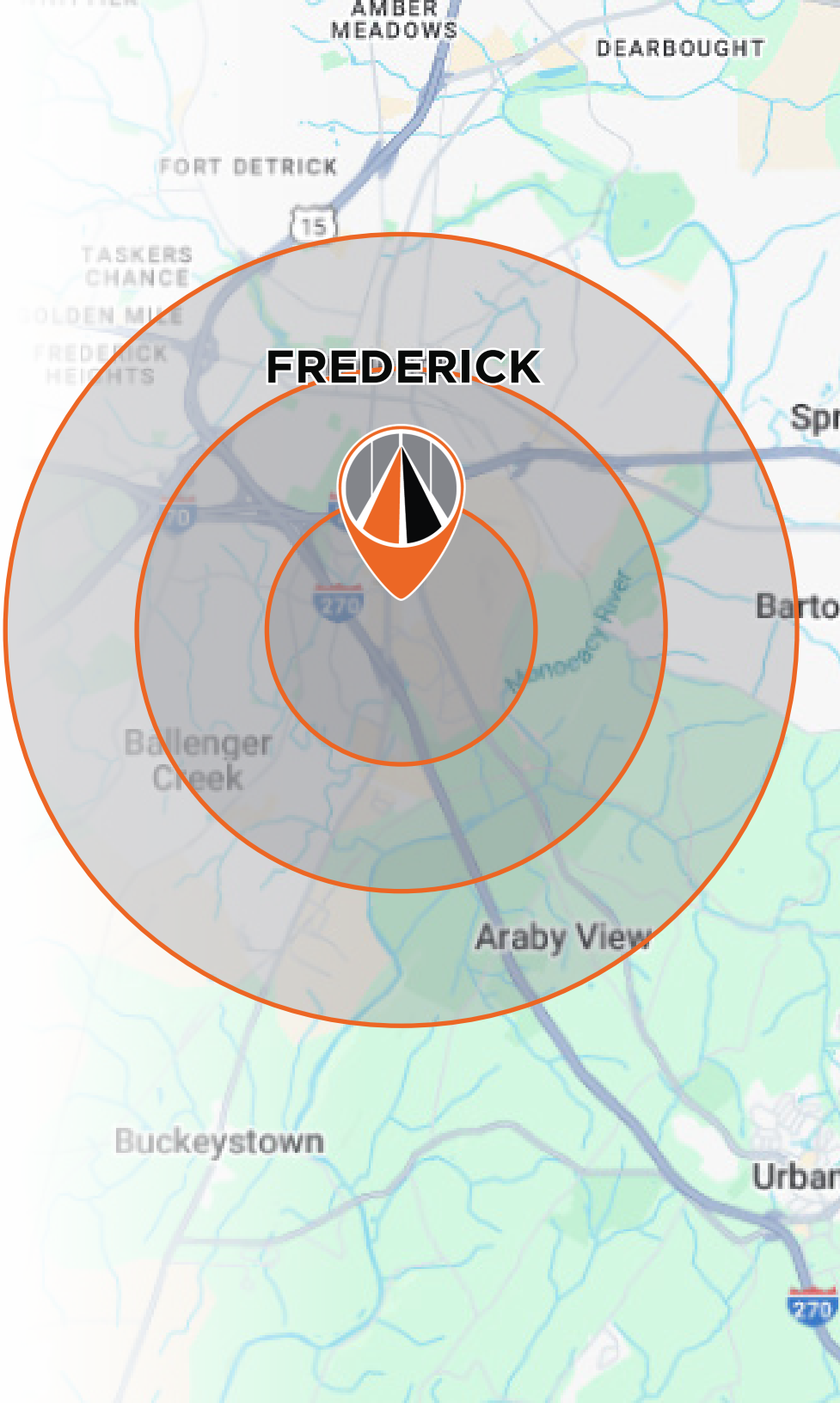
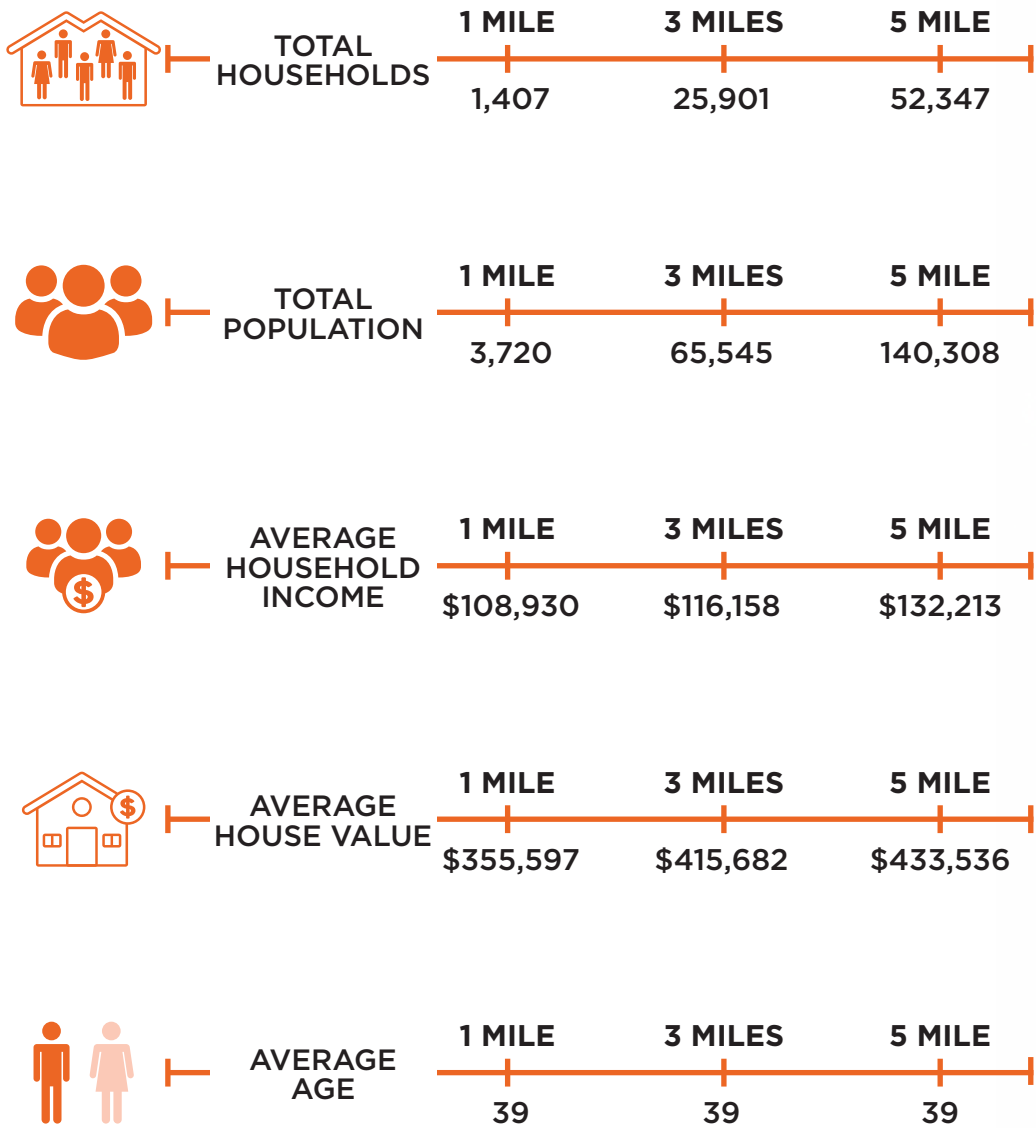
LOCATION MAP

An aerial photograph of a commercial property. A large, rectangular lot is outlined with a thick, dashed red border. Inside the lot, there is a large, single-story building with a red corrugated metal roof and light blue or grey siding. To the right of the building is a paved parking lot with several cars parked. The lot is situated next to a multi-lane road with yellow lane markings. In the background, there are other commercial buildings and parking lots. A white text box with a black border is overlaid on the right side of the lot, containing the text "1 ACRE LOT".

1 ACRE LOT

DEMOGRAPHICS | 7415 GROVE RD

HOUSEHOLDS & INCOME





7415 GROVE RD FREDERICK, MD 21704

CONTACT

Ross Conn

Broker

Cell: 301-275-5509

Work: 410-342-5263

Email: Ross@AvenueRealEstateLLC.com

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