



FOR SALE

116 W Baltimore, Hagerstown | MD

Unlock the potential of this strategically located property in the heart of downtown! This 9,568 sq. ft. building, situated on a 0.46-acre lot, offers an incredible opportunity for investors or developers. With its proximity to the New Meritus Baseball Stadium and parking deck, this property is poised for growth. Though in need of major renovations, including HVAC updates, the building holds significant value as it sits within an Opportunity Zone, allowing for potential federal tax benefits. Zoned RMED with an existing non-conforming use for offices, this property provides flexibility for future development.

Sold "AS IS," this is your chance to capitalize on a unique downtown opportunity!



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COMMERCIAL DIVISION

Syd Machat, CCIM, CRE
Associate Broker

301-745-1620 office

301-305-8999 cell

Syd@bowencommercial.com

BowenCommercial.com