

254 Merrimac Ct #12, Prince Frederick



Listed at \$315,500



Tired of leasing? This is the perfect opportunity to own office space in the heart of Prince Frederick. End unit offering three sides of windows, creating sun filled interior open space. Easy walking distance to the Courthouse, new County office building, restaurants and other businesses. In an attractive townhouse business complex with attorneys, medical practices, real estate, and other commercial entities. 1600 sq ft of space , already designed so that it can also be utilized as one business of 800 sq ft on the lower level, along with a second business of 800 sqft on the upper level. Separate entrance already in place. Lower level consist of one spacious open area with bathroom. Can easily be divided into offices, conference. room, reception areas, etc. Upper level currently has 2 private offices and large conference room with a 2nd bath. Lots of space to configure for your specific use. Condo fees are only \$250/month which includes all exterior maintenance, gutter and siding, exterior doors and windows, landscaping, snow removal and common areas. Very desirable location at a great price!



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