

# FOR SALE

Multiple Condos Available  
57 Thomas Johnson Drive, Frederick, MD 21702



## Multiple Office Condos Available!

Beautiful condo offices available in an elevated building on Thomas Johnson Drive. Located on the northside of Thomas Johnson Drive, closer to the Christophers Crossing exit on Rt. 15. Onsite, climate-controlled storage area available for each unit. Condo unit sizes and prices listed below. Condo fees include all utilities and maintenance.

*\*Units also available for lease (5+ years term).*

## Property Details

### First Floor– 2 Condo Units

- Unit 101 (1,212 SF): \$226,500
- Unit 102: (1,736 SF): \$325,000

### Second Floor– 1 Condo Unit

- Unit 200 (7,751 SF): \$1,382,000

### Lower Level: 2 Condo Units

- Unit 10a (1,119 SF): \$95,000
- Unit 10b (654 SF): \$57,500

## PRESENTING

**Location:** 57 Thomas Johnson Drive, Frederick, MD 21702

**Legal:** Tax Map 0571, Grid 7, Parcel 1139

**Zoning:** Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

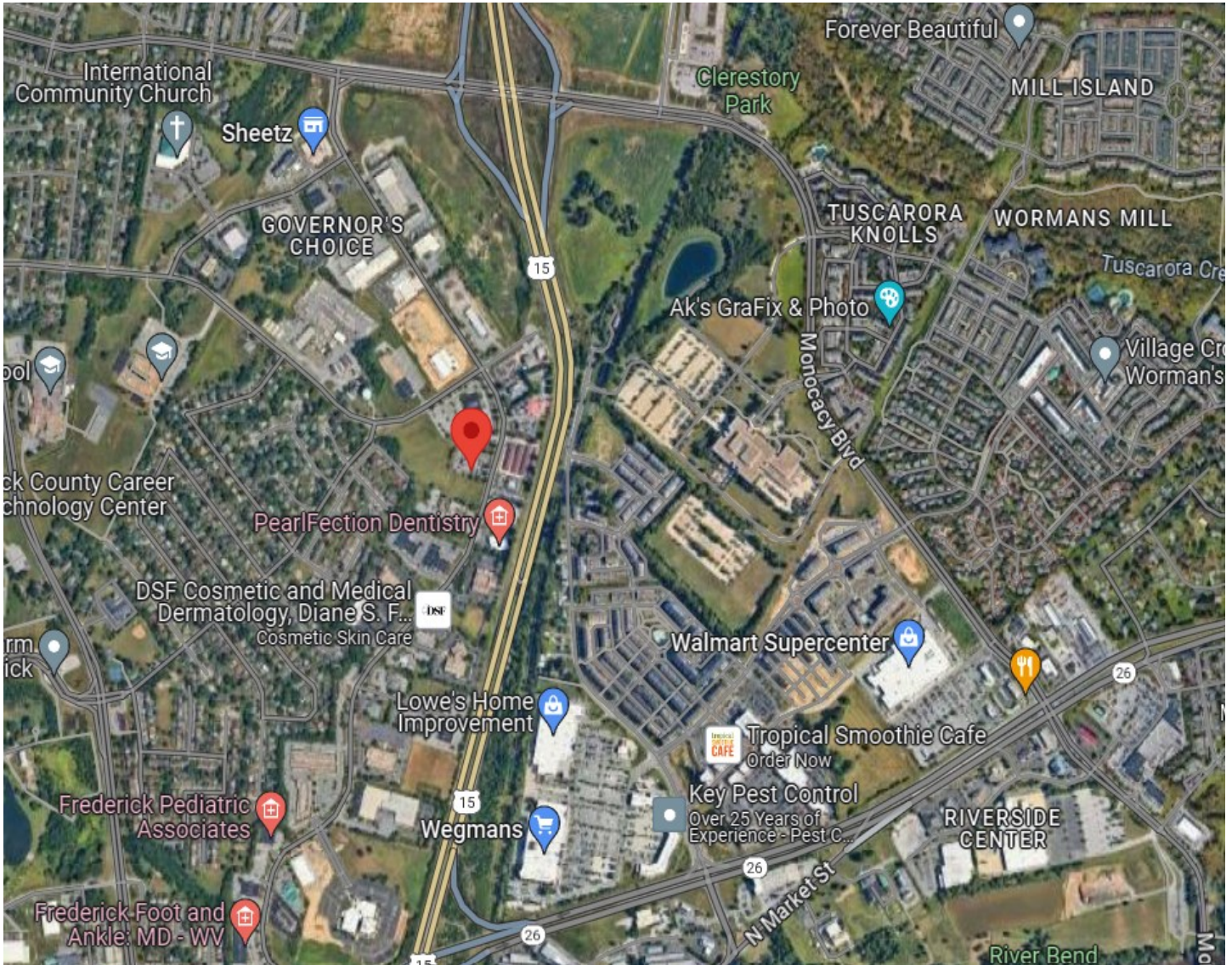
**Utilities:** Included in Quarterly Condo Fees

**Contact:** Ashleigh Rossi, Vice President  
Office: 301-698-9696 ext. 205  
Mobile: 703-507-1069  
Email: ashleigh@macroltd.com

*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

# LOCATION MAP

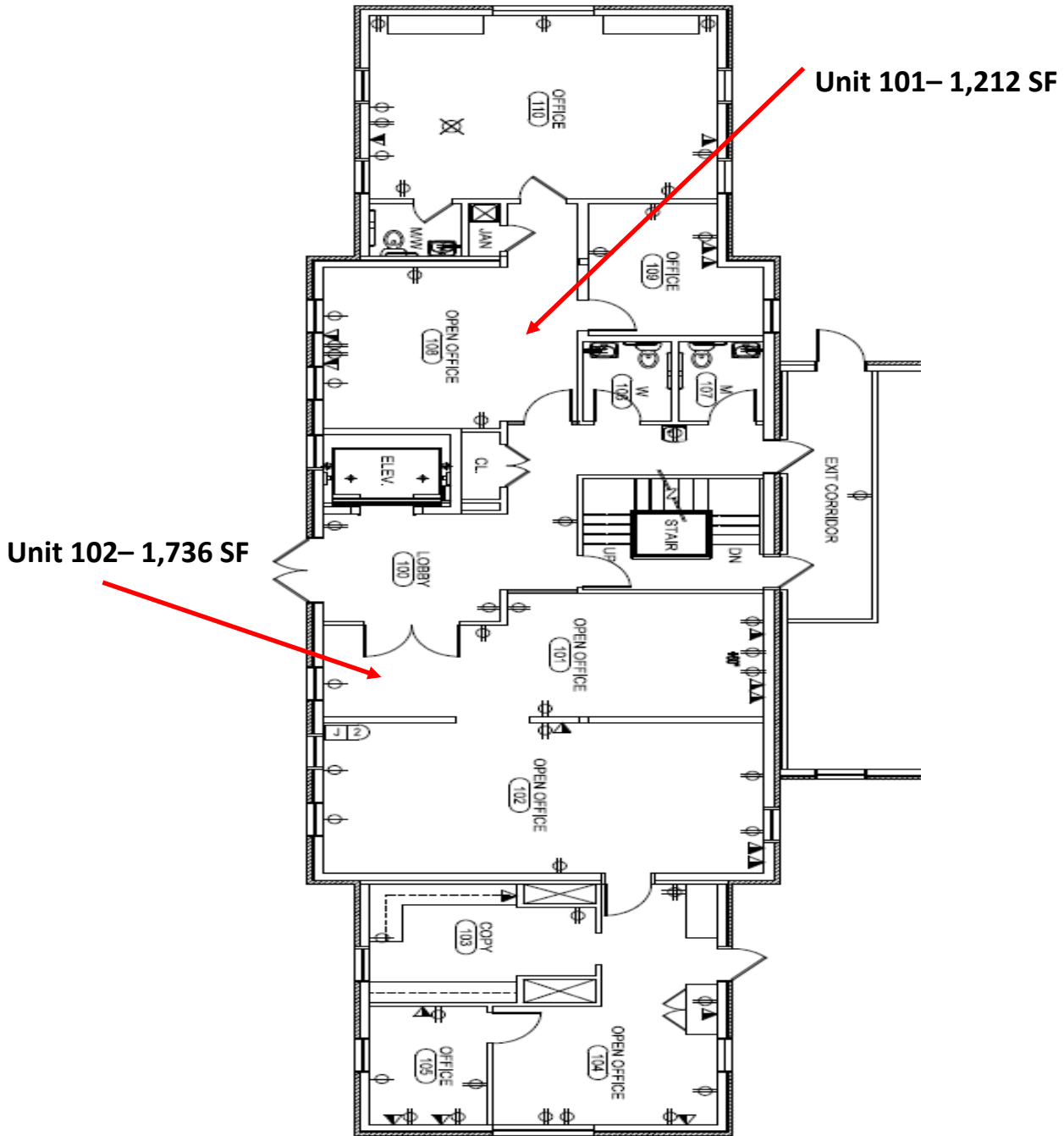
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# FLOOR PLAN

FOR SALE- FIRST FLOOR UNITS 101 & 102

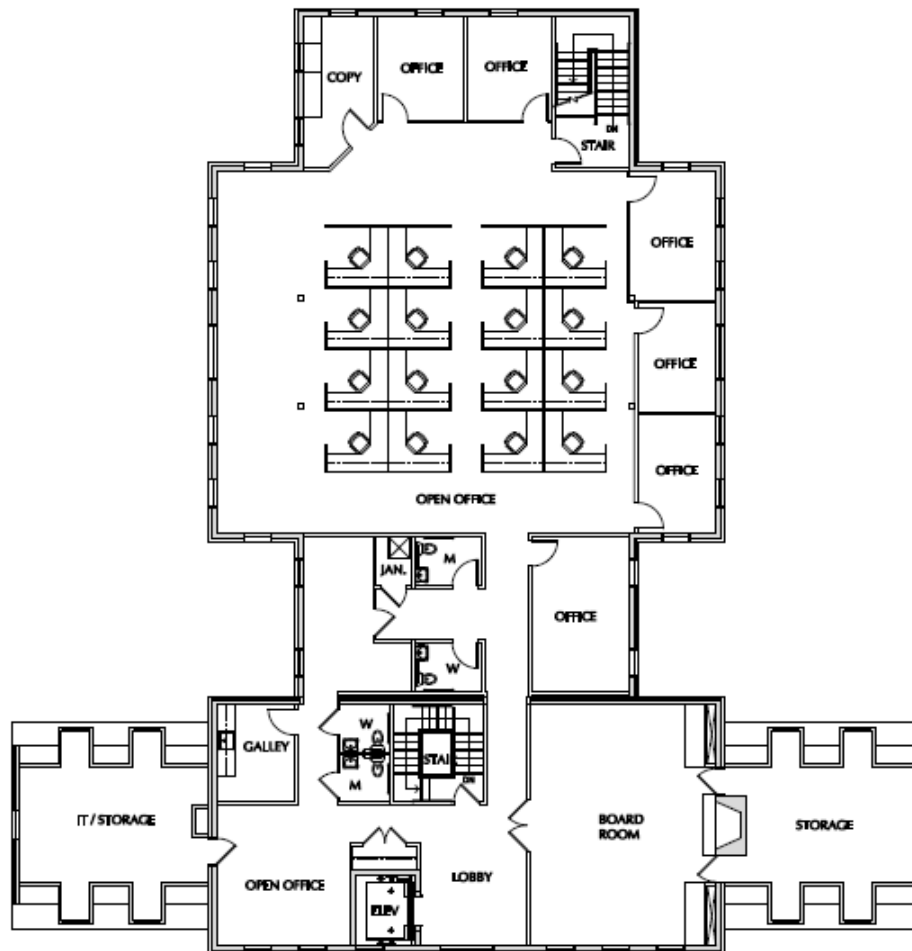


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# FLOOR PLAN

FOR SALE—Second Floor: Unit 200

## Unit 200- 7,751 SF



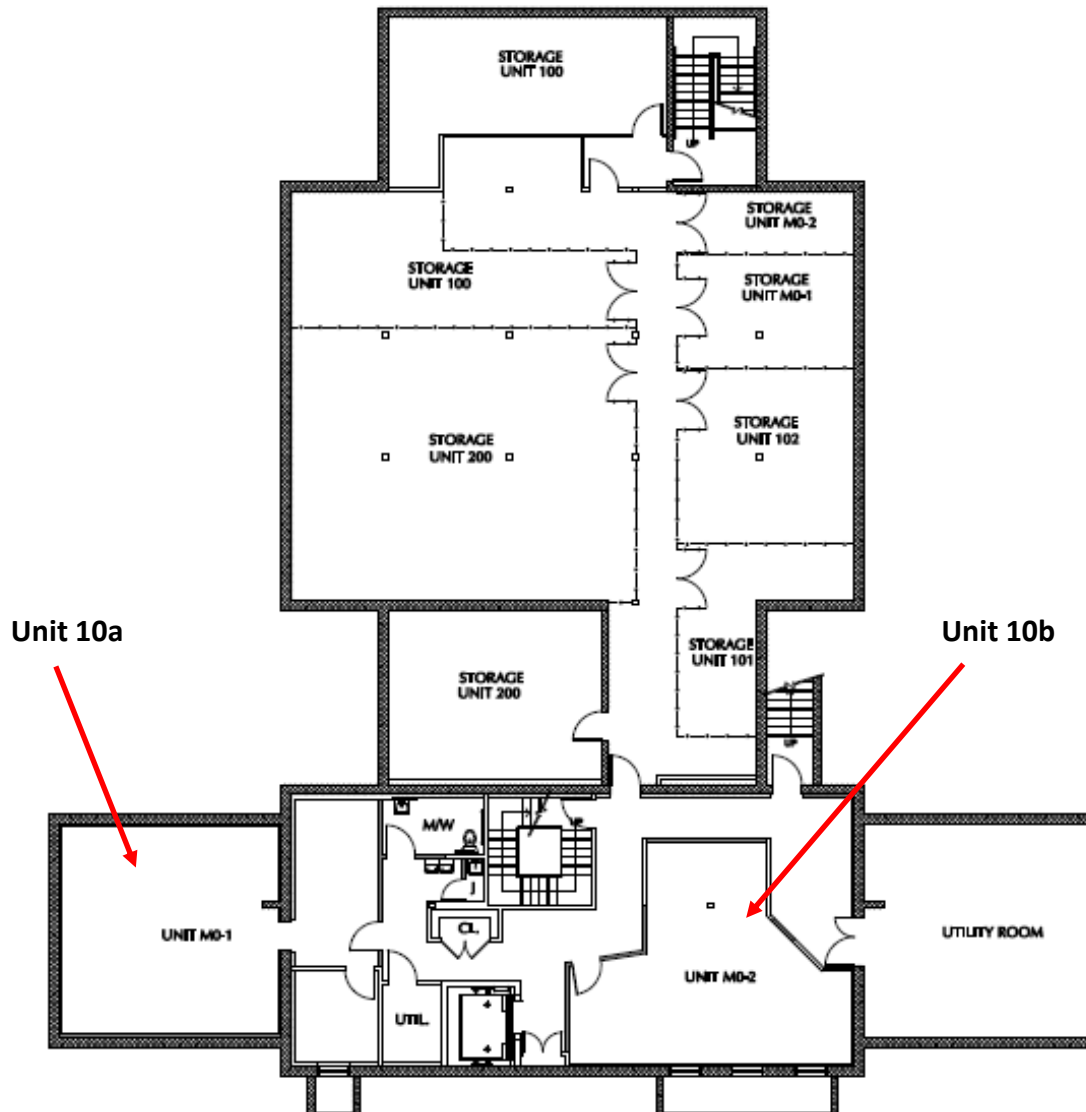
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# FLOOR PLAN

FOR SALE—Basement Units 10a & 10b

## Basement Units

10a (1,119 SF) & 10b (654 SF)



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# ZONING

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## Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...

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