

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>

**FOR SALE**

**Multi-Purpose Downtown Property**



**502-508 E. Church Street, Frederick, MD**

***Great long term investment opportunity priced below appraised value.***

Outstanding downtown Frederick property with a new roof offers over 7,900 SF of a combination of offices, warehouse, restaurant and 3 residential apartments. All commercial sites are leased with 3+ years on each unit. Gross annual income estimated at approximately \$90k.



**STEVE CRANFORD | VICE PRESIDENT**

*Commercial Sales & Leasing*

5300 Westview Drive, Suite 302  
Frederick, Maryland 21703  
Email: [steve@macroltd.com](mailto:steve@macroltd.com)

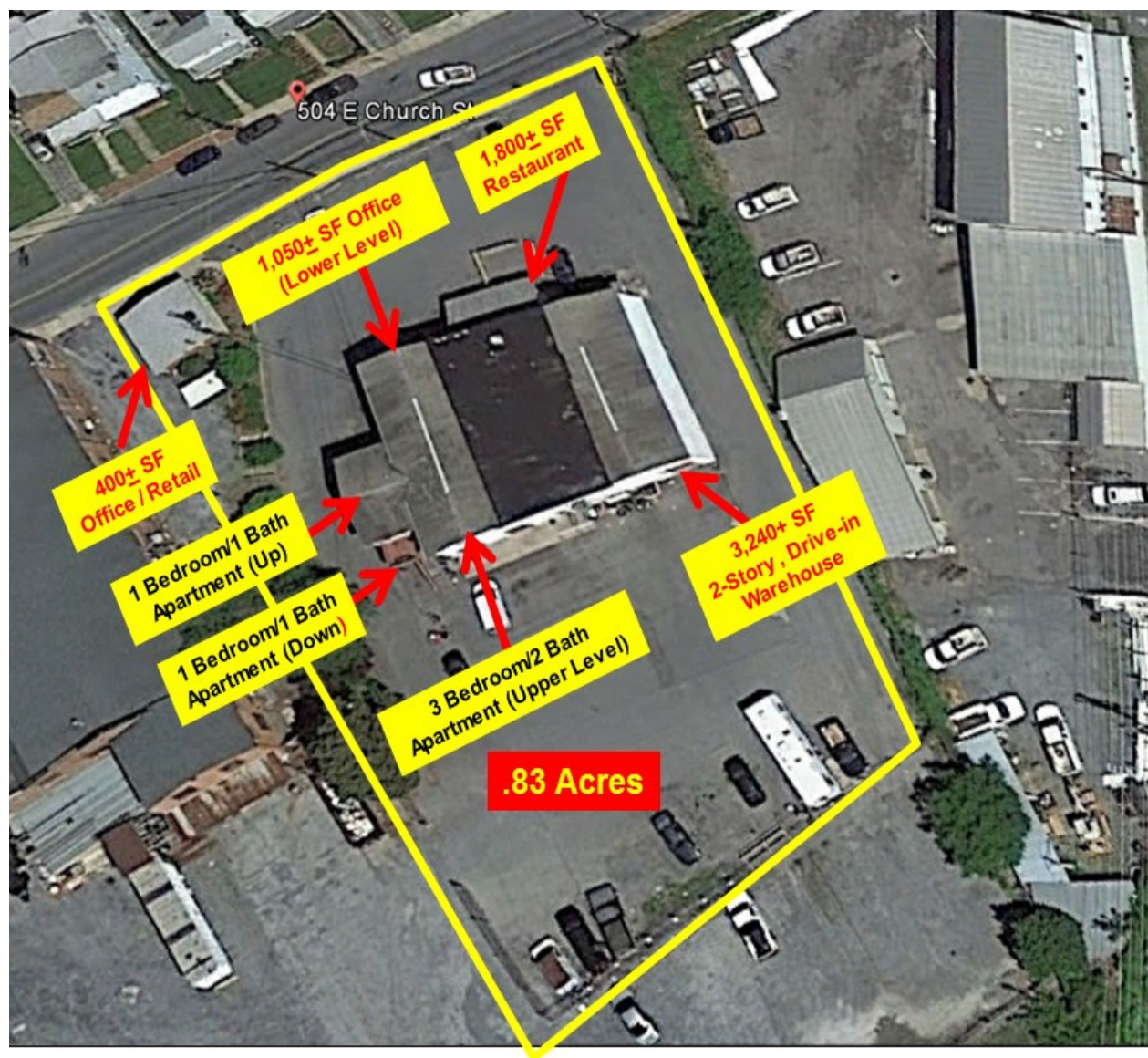
Mobile: 301-788-4373  
Phone: 301-698-9696 ext. 207  
Fax: 240-465-0290

Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

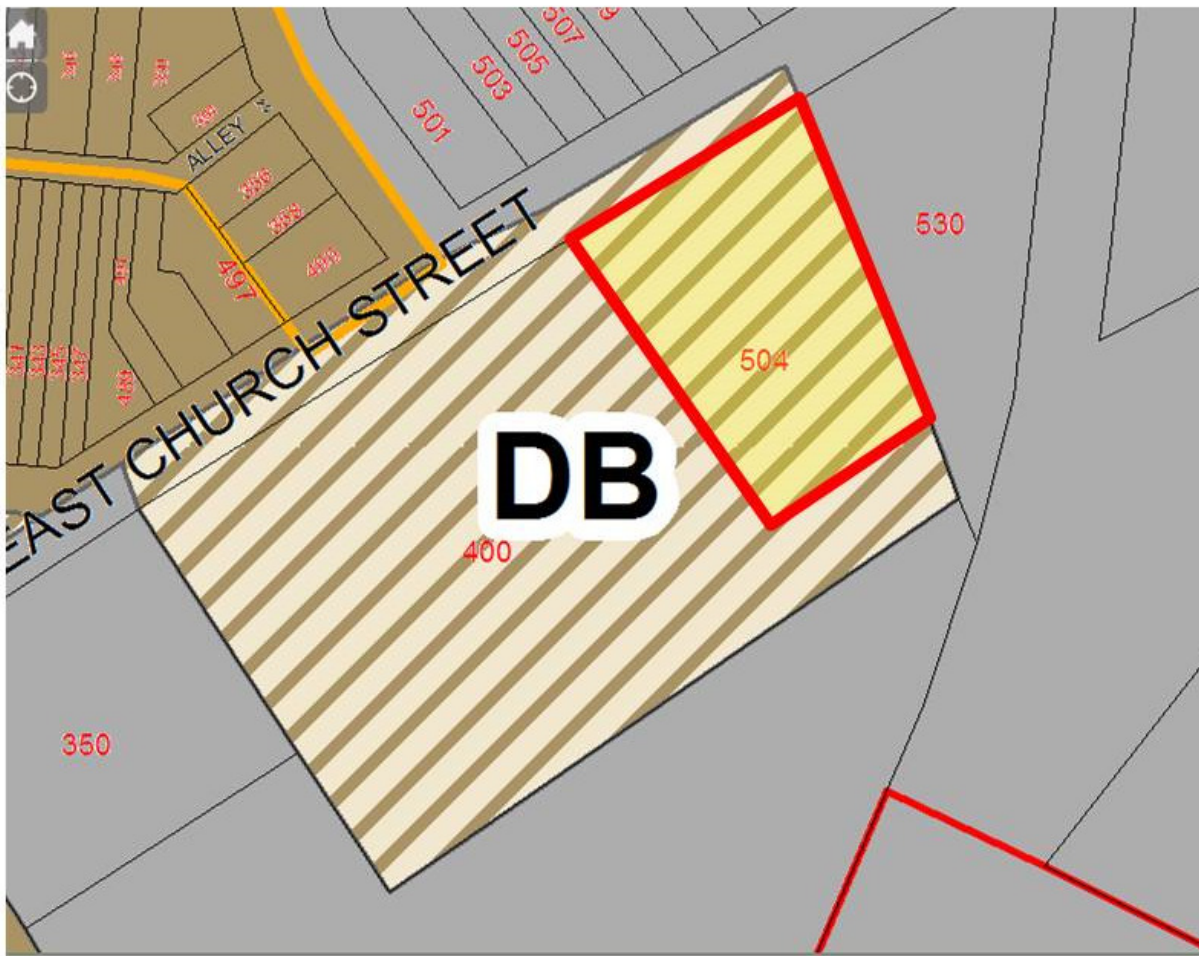
- LOCATION:** 502—508 East Church Street, Frederick, MD
- LEGAL:** Tax Map 0414, Parcel 1330A
- ZONING:** Frederick City: DB—Downtown Business is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.
- LOT SIZE:** Approximately .89 acres
- BLDG SIZE:** 7,914± SF (According to 2/25/15 Appraisal)  
11,631 SF (According to Maryland Department of Assessment & Taxation)
- BUILT:** 1964
- PRICE:** \$675,000
- CONTACT:** Steve Cranford  
Cell: 301-788-4373  
Office: 301-698-9696 x 207  
E-mail: [steve@macroltd.com](mailto:steve@macroltd.com)

## LOCATION MAP



*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.*

## ZONING MAP



# MacRo

LTD.  
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FOR SALE  
502—508 E. Church Street  
Frederick, MD 21701

## PLAT

**OWNERS:** GOODWILL INDUSTRIES OF MARYLAND, INC. 502-508 E. CHURCH STREET, FREDERICK, MARYLAND, 21701

**DATE:** 12/21/79

**SCALE:** 1" = 40'

**PREPARED BY:** HARRIS, SMIRIGA & ASSOCIATES, INC. ENGINEERS, SURVEYORS, PLANNERS FOUR EAST THIRD STREET, FREDERICK, MARYLAND 21701 (301) 682-4888

**CONTRIBUTORS ARE:**

NO.	CONTRIBUTOR	AMOUNT	DATE
01	STATE ROAD	4,000.00	12/21/79
02	CHURCH STREET	4,000.00	12/21/79
03	STATE ROAD	4,000.00	12/21/79
04	CHURCH STREET	4,000.00	12/21/79
05	STATE ROAD	4,000.00	12/21/79
06	CHURCH STREET	4,000.00	12/21/79
07	STATE ROAD	4,000.00	12/21/79
08	CHURCH STREET	4,000.00	12/21/79
09	STATE ROAD	4,000.00	12/21/79
10	CHURCH STREET	4,000.00	12/21/79

**TOTAL AREA ACROSS:** 50,470 sq. ft. or 0.874 ac.

**TOTAL AREA DEVELOPED:** 4,000 sq. ft. or 0.092 ac.

**TOTAL AREA SUBDIVISION:** 41,070 sq. ft. or 0.943 ac.

**PRELIMINARY MAP**

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat hereon is correct, that it is a subdivision of land as shown on the attached map, and that the same is in accordance with the provisions of the laws of the State of Maryland, and that the same has been prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Maryland.

**DATE:** 12/21/79

**SURVEYOR:** Edward J. Smiriga

**OWNERS CERTIFICATION**

We, the undersigned, hereby certify that the plat hereon is correct, that it is a subdivision of land as shown on the attached map, and that the same is in accordance with the provisions of the laws of the State of Maryland, and that the same has been prepared by me or under my direct supervision and that I am a duly licensed and qualified owner in the State of Maryland.

**DATE:** 12/21/79

**OWNER:** Goodwill Industries of Maryland, Inc.

**DATE**      **REVISIONS**

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**STATE OF MARYLAND**

**DEPARTMENT OF GENERAL SERVICES**

**LAND RECORDS DIVISION**

Recorded 12/21/79 Plat Book 21 Page 145 Job No. 707 291

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## Frederick is Home to:

- **Ft. Detrick**, center of United States Army Medical Research and Materiel Command (USAMRMC), a National Interagency Confederation for Biological Research and National Interagency Biodefense Campus, and the United States Army Garrison (USAG)
- **Riverside Research Park** with 1.8 Mil Sq Ft on 121 acres campus with 1,600 businesses including:
  - **Charles River Laboratories** dedicated to assisting pharmaceutical and biotechnology companies, government agencies and leading academic institutions around the globe accelerate their research and drug development efforts.
  - **SAIC Medical Research Facility** a technology integrator that provides full life-cycle services and solutions in technical, engineering, and enterprise information technology for complex government and commercial projects
  - **Frederick National Laboratory for Cancer Research**, provides quick response capabilities and meets special long-term research and development needs for National Cancer Institute (NCI) that cannot be met as effectively by existing in-house or contractor resources.
- **Med Immune Manufacturing Facility**, the global biologics research and development arm of AstraZeneca.
- **Bechtel North America**, headquarters for both Bechtel Fossil Power and Nuclear Power and the international headquarters for Bechtel Telecommunications.

## Fast Facts about Frederick County, Maryland

- A developing hub for one of the fastest growing industries in the world, Biotechnology with over 40 biotechnology firms having offices and labs in Frederick.
- 3 international airports within 50 miles
  - Baltimore/Washington International (BWI) Airport, Baltimore, MD — 50 miles
  - Regan National Airport, Washington, DC — 50 Miles
  - Dulles International Airport, Dulles VA — 43 miles
- Equal distance to Baltimore, MD and Washington, DC. making the area an easy commute to two major business centers on the east coast.
- Largest county in the state of Maryland
- Home to second largest city in Maryland, Frederick City.

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## Frederick City Zoning – Downtown Commercial/Residential (DB)

### Downtown Commercial/Residential (DB)

The Downtown Commercial/Residential District (DB) is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

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

- Accessory Apartments
- Duplex
- Multi-Family
- Multi-Family with Accessory Retail
- Single-Family
- Townhouse
- Two-Family
- Bed and Breakfast
- Group Home
- Hotel, Motel, and Tourist Court
- Senior Living and Retirement Facilities
- Nursing home/Domiciliary Care/Adult Living Facilities
- Rooming House
- Accessory Drive Through Facilities
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Parts and Accessories
- Bakery, Baked Goods
- Store
- Barber/Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Books, Magazines, Newspapers, etc.
- Locksmith
- Business Machines/ Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Cards, Stationary
- Caterer
- Commercial Use in Historic Structures
- Convenience Stores, with/without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Stores
- Discount Stores
- Drugs, Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farmers Markets
- Financial Services (Bank,
- Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Grocery Stores
- Handcraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Continued Next Page

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## ZONING (CONTINUED)

- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photographic Studio
- Picture Framing
- Professional Service not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General/Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (excludes Engraving)
- Tailoring
- Tobacco Products
- Toys
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Veterinary Clinic/Hospital without Boarding
- Video/DVD (Sales or Rental)
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Health Club or Spa
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Swimming Pools (Residential Development / HOA Specific-Accessory)
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Cultural Centers (Museum, Library, etc.)
- Funeral Home with/without Crematorium
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Public or 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
- Greenhouse, Commercial
- And More...