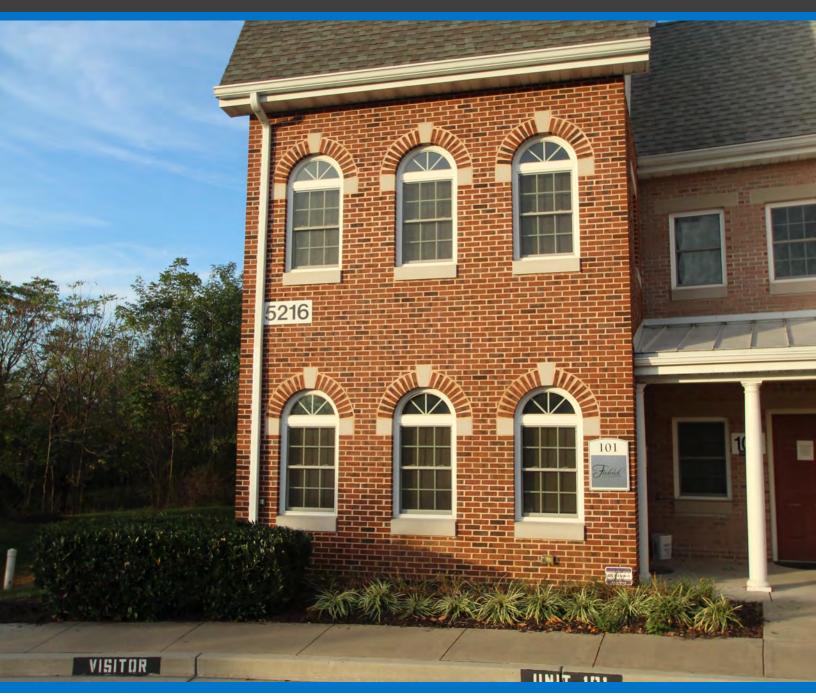
## Cash Flow Investment Opportunity ~ Condo For Sale

5216 Chairmans Ct | Unit #101 | Frederick | MD | 21703

**VCRE.CO** 





Excellent investment opportunity! Fully leased two story office building with 4 offices, a conference room, kitchenette, and 2 bathrooms. The building was built in 2008. Dual zoned HVAC. Easy access to Rt 270 and 70. Offered at \$350,000.





Office: 240.367.9600 | Fax: 240.668.6822 | 1845 Brookfield Ct. | Frederick, MD 21701

## Justin Saltzman

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## **Presenting**

**Location:** 5216 Chairmans Count #101

Frederick, MD 21703

**Cap Rate: 7**%

**Zoning: MXD** 

**Acreage:** .043

**Property Size:** 1,864 SF

**Property Type: Office Condo** 

**Year Built:** 2008

Water: **Public** 

Sewer: **Public** 

Sale Price: \$350,000

**Cross Street: Corporate Drive** 

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.



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